

CENTER GREEN HEIGHTS PARK HOA
BOARD MEETING MINUTES
Wednesday, October 21, 2020

Board members:

Audrey Nelson, President CGHP HOA: 303-448-1802 Audrey@Audreynelson.com

Amy Iwata, President, Apple Green HOA:303-618-2012 kiwata2@comcast.net

Jeff Skala, President Noble Park 2 HOA: 720-252-4042 jeff.skala01@gmail.com

Evie Verderber, Representative Apple Green HOA: 303-449-3017 eveincolo@gmail.com

The board voted to approve the 2021 Budget (same dollar amount as 2020-no increase). Apple Green HOA requested they pay their CGHP HOA 2021 assessment in two installments due to the number of costly projects and a special assessment their HOA will incur in 2021. The board agreed that AG HOA could pay in 2 installments: April 1, 2021, and July 15, 2021. Jeff, President of Noble Park 2 requested the same payment schedule. The board approved this request.

Audrey emphasized that the dues assessment for 2022 will increase as CGHP HOA continues to update and improve the irrigation's function, increasing costs, increasing water, and extreme weather resulting in storm damage. Audrey emphasized that the increasing temperatures and drought conditions add costs to the park.

The board voted to retain President Audrey Nelson.

Due to recent requests to use the CGHP HOA park, the board suggested establishing park rules for use. There were several concerns about the park being used for commercial purposes, noise, damage to the park due to athletic activities, and the board will establish rules/guidelines in 2021. CGHP HOA park is a private park but public in its use. Audrey emphasized the importance of enforcement of guidelines and rules.

Audrey has solicited bid proposals for updating the CGHP HOA irrigation system and has emphasized eliminating the high annual maintenance costs of our 25-year-old system. Because of this project's magnitude, she proposed the project be spread across a 3-year time frame. The board will study the proposals and make recommendations of a time frame and selection of an irrigation proposal.

Our recent 60-degree temperature drop in 48 hours and wind storm damage cleanup resulted in \$850 for brush cleanup and \$800 in tree work for the park's three mature trees.

CENTER GREEN HEIGHTS PARK HOA

BOARD MEETING: WALK THROUGH THE PARK AND MEDIANS

August 27, 2020

10 am to 11:45 am

Board members present:

Audrey Nelson, President CGHP HOA: 303-448-1802

Audrey@Audreynelson.com

Amy Iwata, President, Apple Green HOA: 303-618-2012

kiwata2@comcast.net

Jeff Skala, President Noble Park 2 HOA: 720-252-4042

jeff.skala01@gmail.com

Evie Verderber, Representative Apple Green HOA: 303-449-3017

eveincolo@gmail.com

- Tree work inventory (\$600 spent to date pruning the three trees on Median 1 with \$1,000 designated for the 2020 budget) The board members toured the "natural" section, park, and medians for a visual of possible tree work. Overall, the trees require just a few branches that could be removed.
- Projects for a three-year plan (2021,2022 and 2023): 2 cages (one in the park and one on Median 3) and two sod replacements on Median 4.
- Current balance: \$6,510.51
- Update on request for an adjustment to the water bill. Audrey has submitted receipts and the application to the City for the adjustment.
- State of Colorado Registration and 2019 Taxes completed/submitted

- COVIS 19 considerations for the next board meeting/coordination of schedules. The board agreed to an email exchange rather than an in-person meeting.
- Apple Green representatives for 2020-2021 are not yet decided. Evie said she would continue, and Amy was noncommittal.
- Watering 30 gallons weekly for new trees donated

Action items:

1. Amy suggested a "disclaimer" sign be posted in the park stating that people use the park at their own risk. Audrey will follow up with Melissa Garcia (CGHP HOA counsel). If the sign does not protect us from possible litigation in the case of an accident, no sign will be posted. Audrey will consult with Melissa on the language of the sign if it is deemed viable.

Center Green Heights Park HOA Board Meeting Minutes

January 13, 2020

4-5 pm

4810 Kings Ridge Blvd

Board members present:

Audrey Nelson, President CGH Park HOA: 303-448-1802 Audrey@Audreynelson.com

Amy Iwata, President, Apple Green HOA: 303-618-2012 kiwata2@comcast.net

Jeff Skala, President Noble Park 2 HOA: 720-252-4042 jeff.skala01@gmail.com

Evie Verderber, Representative Apple Green HOA: 303-449-3017 eveincolo@gmail.com

- Introduction of new board member Amy Iwata
- Review of 2020 Projects and Budget
- Discussion of dues payment March 1 2020 rather than April 1 2020 due to low funds. AG has a board meeting Tuesday Jan 21 and will inform us after the meeting if they can submit their dues March 1. NP2 is unable to submit dues earlier.
- Brush pile in spring is building up due to major snow event/high winds. Audrey doesn't expect it to exceed \$250 at this time.
- US Bank signature card update to take Carmela off and add Evie. It was decided to add Evie since she will be on CGHP HOA board for another 2 years. Carmela is now off the board.
- Jeff brought up the issue of adding more funds for reserve in the 2021 budget. Audrey will consult US Bank about a line of credit attached to CGHP HOA account.