

## CENTER GREEN HEIGHTS PARK HOA

## MINUTES

## BOARD MEETING

October 19 2021

**Board members in attendance:**

Audrey Nelson, President CGHP HOA: 303-448-1802 [Audrey@Audreynelson.com](mailto:Audrey@Audreynelson.com)

Carmela Gabriele, Representative Apple Green HOA: 303-956-8639 carmela  
carmelag1@yahoo.com

Jeff Skala, President Noble Park 2 HOA: 720-252-4042 [jeff.skala01@gmail.com](mailto:jeff.skala01@gmail.com)

Evie Verderber, President Apple Green HOA: 303-449-3017 [eveincolo@gmail.com](mailto:eveincolo@gmail.com)

NP 2 HOA member Charlie Matlin

- The board reviewed the 2021 budget. Audrey reminded the board that the budget is allocated until April 1 2022 and provided a review of April 1 2020 to April 1 2021 Expenses.
- Review of April 1 2021 to October 7 2021 \$15,780.50 to date expenses
- Current balance checking account \$5,150.59
- Audrey estimated expenses remaining until April 1 2022: Snow removal \$1,000  
Boulder Utility (water) \$550.00 Tree cleanup \$1,000 =\$2,550.00  
 $\$5,150.59 - \$2,550.00 = \$2,600.59$  (2021 Budget has \$2,415.00 designated for cost overrun buffer.

Audrey reminded the board that our US Bank account has a \$5,000 reserve account.

- Review of operating expenses. AG approved a 10% increase from 2021 budget and NP 2 agreed to the same increase. Audrey noted we had no budget increase for 2021 at the request of AG.
- AG April 1 2022 to April 1 2023 Dues allocation (10% increase) \$7779.48 (last year dues) :**\$8556.90**
- NP2 Proposed 10% increase =(last year dues) \$13,128.48 + \$1,312.80=  
**\$14,441.28**
- 2022 Dues Assessment \$8556.90 (AG) + \$14,441.28 (NP2) = **\$22,998.18**

\$22,998.18 divided by 86 households=**\$267.42 annual** per household (2020 budget was \$243.12)

- Landscape Proposals: Wards and Green Spaces. The board reviewed the two landscape proposals from Ward's and Green Spaces and decided to approve Ward's. They were more inexpensive, have a good work performance record with CGHP HOA and irrigation repair per hour was too costly.
- **Possible Projects for 2022 were reviewed:**
  1. Median 4 sod replacement: \$3,510.00 (2 areas)
  2. Median 4 sod replacement (East end): \$1924.00
  3. 2 Trees: \$350.00
  4. Fertilizer \$1,407.00 (Wards)
  5. Organo-Lawn Fertilizer: Park: \$5,295.08 Medians/Park: \$6522.95

The board approved Median 4 sod replacement (\$1,924.00), fertilizer (\$1,400) and the 2 trees (\$350.00).

- Audrey shared there were no nominations for president/manager submitted. Jeff nominated Audrey and Evie seconded the nomination. The board unanimously elected Audrey to serve another year.