

CENTER GREEN HEIGHTS PARK HOA

Board Meeting Minutes

August 26, 2025

2 pm to 3:15 pm

Board members present:

Audrey DeeDee Nelson, President/Manager CGHP HOA: 303-448-1802

Audrey@Audreynelson.com

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

Becky Ruttenberg, President, Apple Green HOA: 303-579-3523 rsruttenberg@gmail.com

Tim Strauch, Representative Apple Green HOA : timstrauch49@gmail.com

Janet Tubito (shared position with Tim Strauch)

- The 2026 budget **\$27,503.65** was discussed line item by line item. Tim said there were two corrections: one for insurance and the other for DORA. Audrey said she would make the corrections and resubmit the 2026 for the board members' approval. Then Becky will present it to AG membership for approval and Audrey will do the same for NP2.
- Proposed 2026 budget is **\$320.00 per unit**. This represents an approximately 17% increase from the 2025 budget.
- Audrey emphasized that insurance has tripled in the last 3 years, and now water is costing \$1,000 to \$1,200 monthly during the season. Ward's contract, which is renewed for a two-year term, was up for renewal. She emphasized that for 6 years, there **was no increase** and the contract remained at the same fee. Ward explained that they had been running at a deficit with the CGHP HOA.
- Audrey shared the **current balance: \$4,013.53, Current irrigation invoice: \$2,263.34, and Ward's contract payment: \$1075.00. TOTAL: \$3338.34.**
- Audrey shared the three bid proposals for removing the Siberian Elm in the park: Davey \$2,200, Blue River \$1,800. Mountain Tree \$2,800. At the moment, the board is delaying the removal.

- The board approved the Ward's contract for 2026 /2027.
- **Year-end HOA Meeting: To be set on Saturday, October 25, 4 pm, Meet in Park** (people can bring their blankets/beach chairs). If there is inclement weather, meet at DeeDee's house, 4810 Kings Ridge Blvd. The 2026 budget, future tree placement in the park, and a review of 2025 will be presented.

CENTER GREEN HEIGHTS PARK HOA

BOARD MEETING MINUTES

July 16, 2025 3:30-5 pm

Board Members

Audrey DeeDee Nelson, President/Manager CGHP HOA: 303-448-1802

Audrey@Audreynelson.com

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

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Topics for discussion and action items:

- Introductions of board members.
- Discussion and clarification that Tim and Janet share ONE vote (Janet/Tim are married and new Apple Green members).
- Procedure for CGHP HOA when DeeDee is out of town. 1. Geoffrey (her husband) will monitor the park/medians. He will turn off the water when it rains, call Wards in case of emergency, and for irrigation leaks. If a tree comes down, Mountain Tree will be notified for removal. 2. If both Geoffrey and DeeDee are gone, Jeff Skala will take over these responsibilities. All board members have the combination to the irrigation lock box.
- Placement of future trees in the park. Becky said she had some pushback from AG HOA members on the future of planting more trees in the park. DeeDee shared that several AG members approached her in favor of planting trees in the park, and there has been no pushback from the NP2 HOA members. The board took a tour of the park, and DeeDee suggested possible locations for future trees. DeeDee indicated that two new trees have been planted this year, and no more trees will be planted in 2025. Becky requested that CGHP HOA do a map of the existing trees and proposed placement of future trees (5 in total).

- The costs of planting a tree were calculated at approximately \$200 for the tree, stakes, tree straps, and soil. Becky brought up the costs of maintaining a tree. DeeDee suggested the pruning of a new tree isn't required until 10 to 15 years after planting. All the existing mature trees have been pruned an average of 10-12 years. DeeDee explained it is variable due to the weather and type of tree. DeeDee offered several benefits of trees, including providing shade, which reduces the high costs of water (the greenest parts of the park are in the shaded areas), environmental benefits, and adding to property value.
- 2026 CGHP HOA Budget must be submitted to Apple Green HOA by September 1, 2025.
- DeeDee emphasized that Ward's contract is up for 2-year renewal, and she stressed that they have not increased their rates in 6 years. She told the board to expect an increase in their rates. DeeDee also reminded the board that when she solicited a bid from Green Spaces (AG's landscaper) at the last renewal, they were more expensive than Wards.
- A Master plan for the future planting of trees in the park will be developed. CGHP HOA will hold its annual meeting in the Fall. Becky requested that a map of proposed trees be ready for the annual meeting to receive feedback from both NP2 and Apple Green HOA members.
- In the past 6 years, DeeDee has planted free saplings on the median (now a 7-foot Oak) and along the edge of the natural area. This includes the catalpa at the NW corner of Kings Ridge/47th.
- Master plan for the last 12 years:
 1. Remove the decaying log in the park
 2. Remove all shrubs/bushes on the medians
 3. Sod replacement after tree removal
 4. Plant trees on medians to continue the canopy (the City Forestry Dept donated 6) This has been completed.
 5. Plant trees in a circle around the park.

- Jeff Skala requested that we get a proposal for the removal of the mature Ash located by the picnic table. This is a proactive measure. There are no plans to date for removal.