

CENTER GREEN HEIGHTS PARK
Board Meeting Minutes
July 30, 2026
3:00 PM - 3:45 PM

Present

- Audrey DeeDee Nelson, President/Manager CGHP: 303-448-1802
audrey@audreynelson.com
- Mark Casella, Representative Noble Park 2 HOA: 303-944-0709
markpcasella@gmail.com
- Becky Ruttenberg, President Apple Green HOA, CGHP Secretary: 303-579-3523
rsruttenberg@gmail.com
- Tim Strauch/Janet Tubito Representative Apple Green HOA: timstrauch49@gmail.com
- Jeff Skala, CGHP Treasurer: 720-252-4042 jeff.skala01@gmail.com

Old Business

Tree work

- Dead tree on Median 2 - DeeDee checked with Patrick from the City of Boulder Forestry Dept who said that due to backlog from May snowstorm, won't be able to take the tree out before fall, and stump grinding won't be included. Board will eval and recommend replacement after tree is removed.
- Mountain Tree Care trimmed the ash and locust on Median 3.

New Business

Tree work

- Hanging branch on ash in park, plus needed pruning of pine tree on Median 3 (across from 4840 Kings Ridge) - DeeDee secured first bid and will secure two more bids.
- Jeff recommended trimming low-lying limbs in park - low limb on ash by picnic table is in way of sprinklers, and another limb on ash with hanging branch is encroaching on sidewalk. Mark will eval if he can trim them, or tree company that removes hanging branch could also trim low-hanging limb.

Two trees by picnic table

- Board agreed that the Siberian elm needs to come down. Audrey to secure three bids.
- Board recommended treating the ash tree for emerald ash-borer, then eval results. Janet to secure three bids.
- Board will eval planting a new tree to replace Siberian elm and to provide overlap if ash tree needs to come down at a later date.

Irrigation

- Dry summer and disciplined watering schedule showing where sprinkler problems may be - there are concentric rings and bare spots in the park. Audrey to call Wards to check heads.

Cleanup

- Mark suggested we do a fall cleanup as follow on to successful spring cleanup.

Financials

2026 budget

- On track to finish the year without needing to dip into credit line.
- Jeff recommended taking stock in Nov and see if we have surplus funds that could be used to take down Siberian Elm.

2027 budget

- Is less than 2026, due to Mark and Tim taking on snow removal. (We retained option to call in Green Spaces for big storms. City regs are that if snowfall is more than 2", sidewalks need to be cleared within 24 hours of when the snow stops.)
- Some expenses went up a bit, and insurance went down a bit.
- Landscaping remained the same, as we are on two-year contract. Will need to plan for expected increase for 2028.
- The board approved the 2027 budget by acclamation.