CENTER GREEN HEIGHTS PARK HOA
2026 Annual Membership Meeting
Oct 31, 2026
3:00 - 4:00 PM

Board members
Audrey DeeDee Nelson, Pres/Manager, CGHP: 303-448-1802 audrey@audreynelson.com
Mark Casella, Rep, NP 2 HOA: 303-944-0709 markpcasella@gmail.com
Becky Ruttenberg, Pres, AG HOA, CGHP Secretary: 303-579-3523 rsruttenberg@gmail.com
Tim Strauch/Janet Tubito, Rep, AG HOA: 920-285-9750 timstrauch49@gmail.com
Jeff Skala, CGHP Treasurer: 720-252-4042 jeff.skala01@gmail.com

<u>Landscaping and Irrigation</u>
Ongoing

- Two cleanups (Spring/Fall) conducted by NP2 and AG volunteers cleared dangerous limbs, overgrowth, and small trees in the natural section. All large trees in the median were trimmed up.
- Attempted theft of the copper in our median valve. Mark will investigate if it can be repaired, but will likely need to be replaced.
- Maintenance for the two trees next to the picnic table: The Siberian elm will be taken down and the ash tree is now being treated for emerald ash borer. Will trim the ash tree in the next trimming cycle.
- Dead city-planted tree on Median 2 removed by city. Mark removed the stump, which will enable us to plant a replacement tree in 2027.

Discussion of watering strategy during times of drought and voluntary watering restrictions.

- Concern over current state of turf: bare dirt, concentric rings around rotor heads.
- Becky shared AG's watering strategy: cycle-and-soak with net fewer minutes of watering, benefited from variety of heads (from random replacements) that provide different levels of coverage per zone.
- Items to discuss with new account manager and irrigation tech
    - Check water pressure
    - Check water output per head type - rotor heads may need to be watered longer than spray heads for the same output of water
    - Check if the zones all have the same head type - if so, easier to calculate optimum watering time
    - If employ cycle-and-soak, make sure that zone watering times are cut by at least 50% (since water each zone twice)

<u>Budget</u>
2026 Savings

- Snow removal is no longer a line item, as Mark (with Tim as backup) offered to do snow removal for a savings of approximately $1,300 to $1,500 . Snow removal is required when over 2" has accumulated, and our previous vendor is still available if we are overwhelmed by big storms.

- Fall/Spring cleanups by NP2 and AG volunteers meant not having to pay labor at $70/hour.
- Mark removed the stump on Median 2 at a savings of about $350.
- We have a new insurance agent and secured a new policy which was $150 less than last year.

2027 Added Expenses

- The median valve will likely need to be replaced, plus a cage installed to discourage future tampering, and these need to be added to insurance coverage. The copper can be painted to reduce its value to thieves.
- Ward's 2-year contract renewal for 2028-2029 will be presented in Fall 2027. We will expect an increase, as they have been gradually adjusting the cost up to meet market rates (CGHP benefited from 'below cost' for several contract cycles.)

Outlook

- We should end 2026 with a positive cash flow, meaning that we won't need to dip into the line of credit.
- Discussion on building in a 3-5% yearly increase to add a cushion and build up our reserves. Need to 'sell' this to NP2 and AG.