

Wildflower at Hunters Glen
HOA Meeting
Monday December 15, 2014

- Meeting held at unit 7b
- Attendees are listed on sign in sheet
- Sharon Sells, President opened meeting at 6 pm
- Nick Conley reviewed Expenses from 2014 budget
 - Repairs was higher due to unforeseen leakage in bldg. 2
 - Re: leaking, Iterated grading is covered by HOA, but the inside is the owner's responsibility
 - Jenny in 4b: gutter problems leading to leaking & window well problems
 - Per Sharon
 - Window wells are not covered by HOA
 - Read minutes from 3/19 meeting stating HOA will no longer cover window wells.
 - Explained we need to keep reserve, which we haven't been meeting the required amount
 - This is also part of the reason for increased dues
 - Per Nick:
 - Insurance has increased
 - Re: snow removal:
 - Contact Nick (vs speaking with workers directly) for any complaints
 - They are supposed to plow a the end of the storm
 - Thornton City ordinance gives 24hrs from the time of the last accumulation for snow/ice to be removed
 - Left over money from snow removal goes towards budget negative balance
 - Trash collection
 - Acct is with HOA not individuals
 - Nick will contact Waste management for collection schedule
 - City of Thornton is not used because it is triple the cost
- Nick reviewed Balance sheet: no delinquents; credit is result of advance payment of dues
- Nick reviewed 2015 draft Budget
 - Insurance increased 28%; he has called around & this is the best rate he could find
- Explanation to Kristi's question(unit 4a) as to why is there a 27% increase of dues are as follows:
 - Needing to increase our reserves, dues should have been increased slowly over past several years, but they were not
 - FHA & Conventional loans are now enforcing the needed reserve
 - The HOA started with a negative \$10,000
 - Money had been transferred from reserves to cover unforeseen repairs

- The HOA Board elected to raise dues rather than a special assessment for roof repairs believing it would be less of a hardship on the community
- It is acknowledged being a smaller community requires greater individual responsibility
- Nick explained that there will not be a substantial dues increase for at least 5 years
- Nancy moves to approve the budget, Dave seconds the motion, the 2015 budget is unanimously approved
- Per Kristi (unit 4a), there is a possible sink hole between bldgs. 3 & 4
 - It is believed to be a gas line; Nick is to follow up
- There is general concern about the ground shifting/sinking/settling
 - Greg will find someone to only look at the grounds including the roots that are showing above ground
 - Greg will contact Nick with his findings & possible bid
- There is general concern about non-residence using our street to avoid the traffic light on 136th & Washington; along with frustration about speeds higher than the posted 10mph
 - Greg is looking into installing posts with a chain on the north entrance and will share his findings with Nick
- HOA Board elections:
 - Kristi is interested in being on the HOA board
 - Johnna is nominated to serve on the HOA board
 - Rebecca (3c) moves to add 2 board members to existing Board, Martha seconds the motion, motion is unanimously approved
- Kristi & Johnna are elected to HOA Board
- Nick will follow up with post office re: the mail box appearing to have been hit on the west side
- Rebecca (3c) moves to adjourn meeting, Dave seconds motion
- Meeting ends at 7:30 pm

Meeting Minutes written by: Rebecca Arellano

Meeting Minutes reviewed by: Nick Conley

Meeting Minutes approved by: Board of Directors