

WEATHERSTONE AT HIGHLANDS RANCH BOARD OF DIRECTORS MEETING MINUTES

August 15, 2018 at 6:30 pm
Westridge Recreation Center

9650 South Foothills Canyon Blvd. Highlands Ranch, CO 80129

I. CALL TO ORDER – 6:32pm

X Pam Colquette - President
X Chris Cooke - At Large
X Andrea Anzur - Secretary

X Lisa Iveslatt - Vice President
X John Groom - Treasurer
X Brett Hardt - HGM-Manager

II. New manager Brett Hardt – Introduction

III. HOMEOWNER FORUM – two members attended.

George Kontogiannis

Asked for detail about the pool closing during the recent pump motor failure. It was explained that the motor on the new pump shorted out. The motor was replaced while Robin Pool Service looks into warranty information on the failed pump. Robin will also provide a proposal for a new pump replacement to replace the current commercial system with a more appropriate size for residential use.

Pool closing Dates:

Labor Day falls on September 3rd this season. George recommended keeping the pool open later into the season. After further discussion, the Board agreed to keep the pool open until September 16th. The pool will shut down for the season on Monday the 17th. If poor weather prevails, the pool will be closed earlier.

George requested the Board consider opening the pool earlier in the season, possibly Friday of Memorial Day weekend. In the past the pool would be open a week earlier. Due to bad past experiences, the Board has postponed the season opening to Saturday of Memorial Day.

Bill Jackson

Newly installed fence along Bill's property line, Brookhollow has been painted on the street facing side but not on the interior side. John Groom explained painting responsibilities for fence interiors fall to the lot owners. John recommends matching the HRCA fence color but may paint at the Owner's choice.

Bill asked to have the standard fence paint color to be sent out to the community; Highlands Ranch Brown. Pam will send Bill the original painter's contact information. Brett Hardt will send out a copy of original eblast communication to the HOA.

Bill and George both thanked the Board for their volunteer service to the community.

IV. APPROVAL OF MINUTES – July 2018 – tabled

V. FINANCIAL REPORT - July 2018 - tabled

John plans to meet with Jim Gilbert of HGM on Friday to discuss and review the August set of financials.

a. Late fees and reversal request

There are 30 members in arrears. 15 carries the majority of the total balance. One owner has asked to have their second quarter late fee waived. The first quarter late fee was waived in March. After further discussion, the Board agreed that one late fee per calendar year was fair. Additional late fee reversals will not be approved.

VI. Committee Reports

a. Landscape Committee

Chris noted future landscape recommendations are coming from Judy and team. John felt the recent landscape project is incomplete on the Wildcat side of the community. Chris will reach out to Judy for further review.

b. Social/Block Captain Committee

Friday, September 14th the committee will hold a block captain meeting, dinner to be provided. An RSVP notice will go out two weeks in advance.

c. HRCA Delegate Report –

HRCA approved many resident fence installations which are now being recalled.

VII. UNFINISHED BUSINESS

a. Brick Donation Project

Lisa has left a message with Miguel, who has now been paid in full for the column stone/brick replacement matching other pool area finishes. Column heights have also been increased to match the new fences. The Board plans to work with Miguel on the brick donation project.

b. Iron Pool Fence Project

When pool season ends, the Board will meet to evaluate the security infrastructure around the pool. Items currently on list include gate repairs and new access mechanisms.

c. Pool and Clubhouse

See notes in homeowner forum above.

d. Pool Security

Oculus has a reputation for invoicing incorrectly. Brett will need to check invoices against the current contract each time before posting to CINC for review.

The pool pump emergency shut-off has not been an issue recently where in the past kids would flip the switch and cause additional costs in pool maintenance and labor to the HOA. Brett will look into protective cover options for this switch.

e. Pool Rules

Tabled for September Meeting

f. Pool season dates

See notes above

g. Recycle

The Board would like to contract for recycling every week instead of every other. The previous proposal from Alpine was triple current contract. Brett will follow up with

Alpine to negotiate a new contract. If Alpine is too expensive, alternative options will be reviewed.

h. Communications

The team is working on near immediate communication process for the community through the current community website. Communication can include texts, push messages, emails, a calendar, etc. Residents may opt out of communications as they please. Andrea is working to update the community website with current resident phone numbers and emails.

Food Truck – Pam was concerned the HOA may lose access to the food truck event due to low attendee numbers so she has begun broadcasting to over 1,500 NextDoor users. Andrea requested to uninvite a specific food truck next season due to generator noise and truck cleanliness. The Board agreed to continue this event program next season.

i. Dog communication

Lisa has been approached by residents to remind the community with an eblast concerning pet waste pickup and pets on leash. The Board agreed this notice can be included in the next general community update.

VIII. NEW BUSINESS – n/a

IX. ADJOURNMENT 8:13 pm