

Continental View Estates Homeowner's Association

Annual Meeting Minutes

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The annual meeting of the Continental View Estates Homeowner's Association was held in Outlot C near the tennis courts on September 15, 2020. The meeting came to order at 6:30 pm.

In Attendance:

Michelle Baker, John Helton, Dan Nichols, Lori Nichols, Marianne Martin, Jennifer Harrod, Billy Shea, Whitney Shea, Cheryl Hoffman, Linda Helton, Diane Osgood, Ben Livneh, Andrew Berzanskis, JoD Splett.

Business:

- The annual homeowner's meeting is typically held in April or May, but was postponed this year due the COVID-19 pandemic.
- The 2020 proposed budget and dues were provided to homeowners in a letter dated 4/20/2020. The budget was passed based via mail-in ballot. Dues for 2020 remained constant at \$365.
- John Helton, Treasurer, presented the actual 2020 expenditures. The HOA total expenditures are currently less than the budgeted amount. Any budget overages will be kept in reserve for future use. The following budget items were discussed.
 - Fence repairs/maintenance.
 - Repairs have been completed to the split-rail fence in the pass-through between 966 and 942 West Plum Circle.
 - Michael the Handyman will be contacted regarding repairs to the sagging fence along South Boulder Road. (The fence company used in the past is not available for small repair jobs.)
 - Tennis courts.
 - The cracks in the tennis courts will be repaired in the spring of 2021. The same crack maintenance should be completed every three years.
 - Hays Street median renovation.
 - Although included in the 2020 budget, no additional work has been done to date on the Hays Street median.
 - The grounds committee will develop a plan for median that includes additional plants or shrubs. Some cleanup of the island is also needed.
 - The grounds committee will consider a proposal to cut down the crab apple tree in the Hays Street median since it is split on one side and is highly visible.
 - Grounds maintenance contract.
 - The current grounds maintenance contract will expire soon and is not expected to be renewed.
 - A new company is needed that will maintain trees, perform cleanup, and use less toxic weed mitigation chemicals in addition to maintaining the grass and irrigation system.
 - Boulder County will be contacted to arrange for an evaluation of our watering efficiency.

- Speeding.
 - Homeowners are asked to please slow down when driving through the neighborhood. Unsafe driving conditions exist at some intersections.
 - The City of Louisville will be contacted regarding the installation of “Slow Down” (or similar) signs.
- A new addendum to the architectural guidelines is in progress and will be posted on the HOA web site.
- Michelle Baker is working to complete a new directory of homeowners. The directory will not be posted on the web site, but Michelle is planning to make hard copies of the directory available.
- Board and Committee members were nominated and confirmed.

The following homeowners were elected to the Board of Directors for 2020:

Michelle Baker - President
 Dan Nichols - Vice President
 John Helton - Treasurer
 JoD Splett - Secretary
 Andrew Berzanskis - At Large

Architectural Committee volunteers for 2020 are:

Marianne Martin
 Cheryl Hoffman
 Dan Nichols

Grounds Committee volunteers for 2020 are:

Diane Osgood	Barbara Goodman
Michelle Baker	Marianne Martin

Meeting adjourned at 7:20 pm. Minutes submitted by JoD Splett