

Continental View Estates Homeowner's Association

Board and Architectural Committee Meeting Minutes

www.cvehoa.com

March 28, 2022

Board Members in Attendance:

President – Michelle Baker

Vice President – Dan Nichols

Treasurer – John Helton

At Large – Andrew Berzanskis

Secretary – JoD Splett

Business:

1. Report from Treasurer, John Helton
 1. Insurance has been paid, taxes have been filed, and the post office box has been renewed for another year.
 2. The CVEHOA is due for a financial audit in accordance with State of Colorado requirements.
 - i. Michelle Baker will contact a CPA to perform the audit.
 3. The Board recommends increasing the annual dues by \$25 to \$390. The increase is needed to keep up with inflation and to cover expenses.
2. Grounds Maintenance
 1. There will be no tree maintenance in 2022. (Emerald ash bore treatments will be needed in 2023.)
 2. Some sections of fence along South Boulder Road are being replaced or have been replaced.
 - i. The Board will seek input from homeowners regarding a plan to replace sections of fence each year for five years until the entire fence has been replaced.
 - ii. The new sections of fence use metal posts instead of wood posts, and this would continue with all subsequent sections replaced.
 3. Michelle Baker will contact grounds maintenance contractor (LID) to verify that Hays Island clean-up is included in the contract. She will also verify that other low-priority items were completed (or not).
 4. The Board discussed the high cost of watering the grass in the three outlots.
 - i. The HOA will work with LID to try and decrease the amount of watering.
 - ii. The Board proposes walking through the outlots with LID to identify sprinkler locations.
 - iii. Communicating sprinkler issues to LID needs to be improved.
 1. Homeowners are asked to contact a Board member or Grounds Committee member immediately to report any sprinkler malfunctions.
 5. Tennis courts will not require crack maintenance this year, but crack repairs will be needed in 2024.
 6. The Hays Island project will continue. Dead plants need to be replaced and new plants will be added.
3. CVEHOA Web Site
 1. A new server is needed for the HOA web site. A temporary server is currently being used, but we will need to resolve this issue in 2022. A web server should cost about \$120 annually.
4. Annual CVEHOA Homeowner's Meeting
 1. The meeting will be held on May 5, 2022 at 6:30 pm at the Louisville Rec Center.
 - i. Michelle Baker will reserve the room.
 - ii. The meeting invitation will be sent via e-mail.