

# Continental View Estates Homeowner's Association

## Board and Architectural Committee Meeting Minutes

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April 25, 2024

### Board Members in Attendance:

**President – Michelle Baker**

**Vice President – Dan Nichols**

**Treasurer – John Helton**

**Secretary – JoD Splett**

### Business:

1. Due to changes in the Corporate Transparency Act, Beneficial Ownership Information (BOI) must be provided to the federal government for all HOA Board members. The BOI reports are due by January 1, 2025.
2. Report from Treasurer, John Helton
  1. Taxes have been filed, insurance has been paid, the post office box has been renewed for another year, and the Colorado Secretary of State Business Registration has been completed.
3. HOA Finances
  1. The Board discussed the proposed 2024 budget.
    - i. The HOA has operated at a deficit since 2020, and reserve funds were used to replace fence sections along South Boulder Road in 2023. The reserves are currently at \$7,000.00.
    - ii. For 2024, the Board recommends increasing the annual dues by \$50 to \$500. The increase is needed to keep up with inflation and cover expenses.
4. Grounds Maintenance
  1. A two-year contract with LID for grounds maintenance has been signed and the spring clean-up has been completed.
  2. Fence replacement will be put on hold this year.
  3. No tennis court maintenance will be done this year. Michelle Baker will update tennis court signage.
  4. Michelle Baker will contact the Louisville City Manager regarding ownership of fences abutting the pass-through walkways to open space and also of the bridge to the tennis courts.
5. Friendly Reminder
  1. The Board encourages homeowners to trim all landscaping that is encroaching on sidewalks.
6. Annual CVEHOA Homeowner's Meeting
  1. The meeting will be held on Thursday, May 23, 2024 at 7:00 pm at 1820 Continental View Drive. (Please note the change of venue. The meeting will NOT be held at the Louisville Rec Center this year.)
    - i. The meeting invitation will be sent via e-mail and a reminder e-mail will also be sent.
  2. Meeting Agenda Items
    - i. HOA Volunteers are needed for three positions.
      1. At large Board member
      2. Board secretary
      3. Architectural committee
    - ii. If volunteers cannot be found to fill these positions, the Board will consider the possibility of hiring a management company to perform the necessary HOA functions.
      1. A management company could potentially cost the HOA an additional \$18,000 per year (or an extra \$250 - \$300 per homeowner each year).