

Continental View Estates Homeowners' Association

Board & Grounds Committee Meeting Minutes

www.cvehoa.com

April 27, 2025

Board Members in Attendance:

President: Michelle Baker

Vice President: Dan Nichols

Treasurer: John Helton

Secretary: Diana Rutenberg

At Large: Connie Cornell

Committee Member in Attendance:

Grounds: Michelle Baker

Business:

1. Report from Treasurer, John Helton
 - Taxes have been filed, insurance has been paid, the post office box has been renewed for another year & the Colorado Secretary of State Business Registration will be completed week of 4/27/25.
2. HOA Finances
 1. The Board discussed the proposed 2025 budget.
 - The HOA has operated at a deficit since 2020, and reserve funds were used to replace the fencing along South Boulder Road in 2023. No work was completed in 2024. The reserves are currently at \$12,716.85 and will be used to support the next 1/3 of this project.
 - For 2025, the Board recommends increasing the annual dues by \$50 to \$600 to keep up with inflation and cover expenses. CVEHOA will break even with this increase.
3. Grounds Maintenance
 1. This is the second year of a two year contract with LID for grounds maintenance and the spring clean-up has started.
 2. Ash Borer tree treatment will be done this year.
 3. Fence replacement will move forward with the next 1/3 of the project this year. Michelle will get an estimate from the company to repair the walkway bridge towards the tennis court.
 4. Tennis court maintenance will be done this year (e.g. crack & line repair). Michelle will update tennis court signage.
 5. Michelle will investigate whether CVEHOA is eligible for a free sprinkler assessment through Resource Central to help inform more efficient watering.
4. Annual CVEHOA Homeowners' Meeting
 1. The meeting will be held on Thursday, June 5, 2025 at 6:30 pm at 1820 Continental View Drive.
 - i. The meeting invitation will be sent via e-mail and a reminder e-mail will also be sent.
 2. Meeting Agenda Items:
 - 2024 Budget Report
 - Review 2025 Budget and discuss dues (proposed increase)
 - South Boulder Rd fence replacement
 - Tennis court maintenance
 - Election of Board of Directors
 - Volunteers for the Architectural and Grounds Committee
5. Update:
 1. After contacting Intrepid regarding fiber optics, CVEHOA will be included in this project. Individual homeowners will need to opt in. It is unknown when Intrepid will begin the Louisville project but CVEHOA will be part of it.

Diana L. Rutenberg, CVEHOA Secretary

