

SERENITY RIDGE OWNERS ASSOCIATION
Board Meeting Minutes
Tallyns Reach Library – Community Center Room
October 11th, 2022

Roll Call/Called to Order

Board of Directors:

Tom Putnam, President – Present

Tim Kiernan, Vice President – Present

Jennifer Elsea, Treasurer – Present

Lilia Rodriguez, Secretary – Excused Absence

Tony McGee, Member at Large – Present

Kaitlyn, Community Manager, with Mastino Management was also present.

The meeting was called to order at 7:26 PM

Owners Present: 16 homes were present either in person or by proxy.

Minutes: September Board Meeting Minutes have not been provided by prior management. The minutes will be approved at a future meeting.

Financial Reports:

Avenue One is working on finalizing September financials.

As of August 31st, 2022, the Association had 103,041.08 in Operating, \$115,287.25 in Reserves, and \$301,593.90 in Reserves at Merrill Lynch.

Ratification:

The Board unanimously approved Holiday Decorations Inc. proposal for Holiday Lighting.

The Board unanimously approved Keesen's proposal for snow services for 2022/2023 snow season.

The Board accepted the resignation from a DRC member as of October 1st, 2022.

Committee Reports:

Social Committee - The committee was going to meet to come up with ideas. Tom referred Kaitlyn to speak to Lindsey Braun.

DRC – Ashley Kiernan and Lisa Krutzer-Lay have volunteered to be on the DRC. Jennifer motioned to accept Ashley and Lisa to join the committee and Tony seconded the motion. The motion carried. Tom also removed himself as a liaison DRC member. Tony will fulfill the Board liaison position.

Landscaping:

Keesen will be working on winterizing the irrigation system. Their contract goes up in April 2023.

A walk will be scheduled with Mastino, the Board and Keesen in October.

Management Reports:

An inspection has been completed of the community and courtesy notices will be sent to the homeowners.

Some homes have requested consideration to have the September late and interest fees waived. Jennifer motioned to approve the variance to waive the September late and interest fees that were not paid to Avenue One and Tony seconded the motion. All were in favor. Owners will need to pay in full to have the fees waived.

A homeowner has overpaid their dues in excess of \$1,080.00 and they've requested a reimbursement. Jennifer motioned to approve the reimbursement and Tim seconded the motion. All were in favor.

New Business/Homeowner Forum:

- Tom talked about the transition and why the Board chose to change management companies. The Board was given a 60-day notice by Avenue One per the terminate agreement. The Board worked with the HOA legal counsel to review all of their options. The HOA attorneys advised the Board there would not be a conflict of interest of hiring Mastino to manage the community.
- Discussion on Rentals – there is a concern of a home in the community being used for Section 8 housing. Jennifer explained that the Board has been looking at options of imposing a rental cap in the community, but they would like to send out a poll to the community to see what the feedback would look like.
- A Homeowner has a concern with their neighbor and their dogs' possible ability to jump the fence. The issue with the dogs will need to involve Animal Control. The tenant built an illegal structure in the backyard. Kaitlyn will inspect the structure and send a communication to the property owner as the structure was not approved and does not conform to the Association's rules.
- Concern was brought up about the fence in Filing 1. The homeowner had been told by prior management companies that it was part of the HOA but the land may be owned by the Metro District. The Board is going to have the fence inspected and discuss with legal counsel to find out who is responsible for that fencing. Another homeowner mentioned that their gate on the back fence was falling off as well.
- Homeowner asked if trees could be planted in the common area of Filing 1. The Board instructed Kaitlyn to walk the area with Keesen and get a price.
- Homeowner asked about their architectural request for their roof replacement. The roof replacement was approved however, the additional request of paint is pending as the color codes need to be provided. The window specifications and other items were not provided to Avenue One.
- Homeowner asked about enforcement on the backyards. If the inspector can see it from the street, then it will be addressed. All concerns should be put in writing and sent to Mastino for documentation. Photos will be needed if the inspector can't see the violation from the street.
- Discussion on adding xeriscape to the DRC. Tom said that the DRC committee can revise the guidelines to incorporate, however, going through the Water Wise program with the City of Aurora is beneficial for homeowners as the City will help draft the plans and grant you a water variance to implement xeriscape.
- Homeowners feel like there needs to be more community involvement and social events to have positive participation. Kaitlyn proposed if a Halloween Decorating contest would be something for consideration or a Holiday decorating contest to start the new changes on a positive note. Another homeowner was willing to join the social committee to participate in creating events. Kaitlyn will address the social committee.

Adjournment

There being no further business, the meeting adjourned at 8:29 PM.

Next Meeting – November 8th, 2022, at 6 PM via Zoom

Respectfully submitted,

Kaitlyn B.
Community Manager