

# SERENITY RIDGE OWNERS ASSOCIATION

## Board Meeting Minutes

Zoom Meeting ID 850 6588 3146

December 13<sup>th</sup>, 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 – Present

Tony McGee, Member at Large – Present

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

The meeting was called to order at 6:31 PM

**Owners Present:** 4 homes were present

**Minutes:** November 8<sup>th</sup>, 2022, Board Meeting Minutes – Tim motioned to approve, and Lilia seconded. All in favor to approve. Minutes will be uploaded to the HOA website portal.

### **Financial Reports:**

The July, August, and September financial reports from Avenue One will need reclasses to be completed. October and November financials completed the proper reserve transfer amounts. July – September cannot be approved as there are discrepancies in the reports. The Board approved for the draft balance sheets to be posted for July – October for homeowners to see.

**Ratification:** Unanimous approval for Keesen's for their Wildflower and bulb planting proposal.

Board approved to meet with Hearn & Fleener at 7:30 PM after the board meeting to discuss the slope failure and updates from RAH.

### **Committee Reports:**

Social Committee – No events currently planned.

Landscaping Committee – Committee Members will help disperse the wildflower seed once received from Keesen.

### **Management Reports:**

Discussed the fence surveying to include Filing 1 and 2. Board believes 7 or 8 locations should be enough.

### **Unfinished Business:**

- Jennifer motioned and Tim seconded the motion to have Tom sign the Maintenance Termination Agreement for Filing 1. The Board approved unanimously. This agreement will go into effect April 1<sup>st</sup>, 2023.
- Slope Failure – the HOA is negotiating for a settlement.

### **New Business/Homeowner Forum:**

- Jennifer motioned and Tim seconded the motion for Law Electric’s bid to work on the monument lighting by Smoky Hill/S Oak Hill Way. The Board approved unanimously. This will be for both monument signs at that corner.
- Board finalized the 2023 meeting schedule. The Board will continue to meet via Zoom every month, except they will conduct in person meetings at the Tallyns Reach Library in March, June, and October. The Board meets on the second Tuesday of every month.
- Homeowner had questions about the slope failure as they are the least impacted in that area but are noticing that their backyard is collecting water and not properly draining. They were advised to consult with a contractor to see what drainage options are available and to submit an Architectural Design Request.
- Homeowner had concerns about the fracking that was brought up at a Blackstone meeting. The Board states that they do not want to get involved in a political matter, but the HOA has no mineral rights to the oil wells. The City has released a memorandum, which has been posted on the homeowner portal for residents to look at. The oil wells are being installed by the State and so homeowners need to address the state directly.
- Homeowner had a concern that the oil wells will affect the property values. Per the information released by the State and the City of Aurora, the oil wells will not be seen.

The Board went into Executive Session and thanked the homeowners that were in attendance for being a part of the meeting.

### **Adjournment**

There being no further business, the meeting adjourned into the executive session at 7:15 PM.

Next Meeting – January 10<sup>th</sup>, 2023, at 6:30 PM via Zoom

Respectfully submitted,

Kaitlyn B.  
Community Manager