

**The Village at McCoy Jensen
Community Meeting Minutes
February 24, 2022**

Call to Order: Board members present: Tom Teske, Steve Ketcham, Mary Heuwinkel, Barb Kemper
Homes represented: 17

President's Remarks:

Associa update- Our expectations were unmet.

We had three different Community Managers in the first month. Coupon books were misprinted.
Lack of communication was our biggest concern.

Fiasco with their bank- poor communication re: what happened, letter of apology from PAC
West Bank for “operational gap” with payments.

Potential positives: Trish Bayer returned as Community Manager, new Assistant Community
manager, Mason

Tom suggested three options:

1. remain with Associa
2. request release from contract possibly by 6/30/22
3. not renewing contract which ends 12/31/22

It may cost around \$1500 to get out of the current contract.

Reserve Study- being done to review expected costs and how those match with our Reserve amounts

Secretary's Report: Duane asked why homeowner remarks were not included in the report for the
last two meetings. Lauren was absent. She will look into the question.

Treasurer's Report: Mary reported the the bank used by Associa changed its name from Union Bank
to Pacific Western (PAC WEST) last fall. The reserve study should show the pros/cons of how we use
the monies collected. We are putting a hold on having an audit done and on moving monies from
Security Service CU until the management company issue is resolved. Associa was unclear about
Denver water money distribution because they did no know there are four accounts, not one.

Committee Reports:

Landscaping-Steve reported that SavaTree did fertilizing in the past but Keesen will do in the future,
for a \$2000 savings. Snow removal-the gutter in front of 2643 is a problem with ice buildup. Westside
Grounds cleared it after several visits. Duane asked it City of Lakewood could clear the ice since it is a
city street.

Social Committee Report: Jeanette reported that Ladies' Breakfast at Fox Hollow cost has increased
from \$15 to \$16. Also, our first community gathering will be for Memorial Day.

New Business: Barb Kemper reported that committee has been established to do a search for a new
management company. It is comprised of 5 homeowners: Duane Schneider, OD Hand, Mary
Heuwinkel, Steve Ketcham, Barb Kemper. The are putting together a list of questions to be sent to
prospective candidates. When responses are received they will then determine which ones will be
interviewed in person.

Barb asked how many were in favor of continuing with Associa. The straw vote of non-support was
noted.

Homeowners Forum:

Bob Lindsay asked why did we fix what wasn't broken regarding changing from Realty One to Associa. Steve Ketcham pointed out that Realty One wasn't exactly not broken and that a change was needed.

Kathy Hixson asked who were other clients of Associa.

Barb LaGuardia thanked the BOD for all the work that they have done, especially regarding our problems with Associa.

Respectfully submitted by
Lauren Ehrhardt, BOD Secretary
(with the help of the great notes taken by Barb Kemper in my absence)