

**The Village at McCoy-Jensen
Community Meeting Minutes
November 28, 2022**

Call to Order: All Board members were present.

President's Remarks: Tom let us all know that some of the boys involved in the vandalism of our fence will be coming to the meeting. No questions will be called for from the homeowners. Steve will ask unanswered questions of the boys if needed. Our newest homeowners at 2686, Leta and Frank Bontrager, were welcomed and they shared a bit about themselves.

Secretary's Report: The minutes from the August meeting were approved and accepted.

Treasurer's Report: Myrna Johnson handed out the treasurer's report. She went over the account balances and included a breakdown of the percentages allocated for five spending categories for our Reserve accounts. The report was approved and accepted. The 2023 budget was presented and copies were handed out to homeowners. A big changes is in administrative expenses due to the change in management company. The reserves contributions will increase to bring us back to what we did prior to the last two years. There will be a 10% HOA dues increase to \$275 per month beginning in January 2023. If your dues are paid by ACH or credit card you will not need to do anything. Jim Robson will take care of that. If you use bill pay at your bank or write a check you will adjust that payment yourself. For those who receive a coupon book, you will receive a new one. The budget has been approved by the Board and the Finance Committee. The budget was ratified since there were no objections.

Committee Reports:

Architectural Review-Mary Heuwinkel reported 2699 installed new windows and sliding glass door. 2663 installed patio and outdoor garage lights and a porch hand rail.

Social Committee-Jeanette reported that our gatherings for holidays went very well. She received a thank you letter from the Action Center regarding the money donated from homeowners at each of our holiday gatherings. She reminded us to sign up for the Christmas luncheon on Dec. 2. Linda Ketcham asked for birthday sign ups from those who haven't signed up if interested. Bob Cordova donated many of Jim Legas' military items to the VFW.

Landscape/Snow-Steve Ketcham reported that we have changed our tree service provider to Griffin Tree Company. We had several issues with Savatree. Jim Robson suggested we get a bid from Griffin. The walkaround with them was very informative and complete. Their bid included a plan for every tree (145). The Board decided to

spend \$78000 now for the work needed in order to get them all up to their best condition. We will be using some money from the Reserves and over the next 4-5 years we will come out ahead financially. Jim asked that if homeowners want to do tree trimming, which are assets of the Association, to please contact Jim first so that we can keep track of all those kinds of activities. Keesan has been retained for a three year contract for lawn maintenance. We will continue our contract with West Side Grounds for snow removal. There was discussion about how they were using a snow plow for the center of the driveways and shovelers for the remaining piles on the sides and walks-porches. A suggestion was made to ask them to plow in front of the mailboxes. Linda Ketcham suggested that we might look into putting a solar light on a pole behind each set of mailboxes.

Fence Update-Steve introduced the School Resource Officer from Bear Creek High and the Lakewood Police Mediator. They introduced the five boys who came to apologize. The SRO said they are all “good boys who did a dumb thing”. Each boy introduced himself and apologized for what he did, thanked us for not giving a harsh punishment and apologized for causing the damage to the fences. Steve asked the boys what the reason was for what they did. The answer was that they heard of others who had done it and decided to try it. Steve asked that these boys get the word out to others and become part of the solution. He thanked them for coming and bringing restitution of \$800 (our estimate of what that one incident might have cost). If we had hired all of the repairs out we would have spent over \$21,000 so far for over 40 incidents. There was discussion about further restitution from these boys in the form of community service which could entail using legal action.

Jim Robson- Jim and his wife own the business. Please let them know when you have questions about vendors, maintenance problems, etc. Call his cell phone: 720-838-0789 . Email works well also: jrobson@ropmco.com. Jim said that if you want to see financial statements for the Association email him and he will send them to you.

Homeowners' Forum- Duane asked about the idea of putting some of our Reserve monies in CDs since they are advertising some good rates of late. The Board could look into it with Jim Robson. Randy asked about Keesan treating the weed problem that is in our lawns. Jim said we will look at that and perhaps hire another company that just does weed control. Duane asked why we aren't going to Lakewood Country Club for the Christmas lunch. They charge \$500. Myrna asked about the lawn at 2658 being yellow. New owners of 2686 asked about how to solve the grading?/drainage?/gutters? issue.

Adjournment- Moved and seconded.

Respectfully submitted by Lauren Ehrhardt, HOA Board Secretary