

**Board Meeting called to order at 7:05 p.m.**

**September 28, 2009**

**Board: Shalia McPherson, Debi Williamsen, Dave Edwards, Ajay Sreenivas, Mike Akins**

**ACC: Dave Knutson; Steve DeWitt**

**Community:** Debbie, Garrett, and Ryan Quakenbush; Ron and Eva Brotzman, Colette O' Grady, Marie Stears

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**August Minutes: Motion** to approve by Dave Edwards and Ajay Sreenivas 2nd

**Property Manager' s Report**

September 28, 2009

Operating account bank balance **\$26,999.13** as of August 31, 2009. - **\$24,097.57** as of September 28, 2009.

Account' s receivable= **\$ 13,647.50** as of August 31, 2009. - **\$46,542.50** as of September 28, 2009. Eight homeowners are two or more quarter' s delinquent (includes the two properties where liens are filed)

Defense Account as of August 31, 2009 = **\$20,042.87**

Reserve Account as of August 31, 2009 = **\$26,943.74**

It appears as though the units on Strawberry and Daylilly that have liens totaling \$9,862.5 and that were scheduled for auction in September have been delayed. I have not been notified as to the new auction date and will advise the board once they have been re-scheduled.

**Landscape:**

Looks like we need to replace at least two light fixtures in monuments at Snowberry and Cranberry, Several monument lights need new photo cells. Currently searching for a source for these lights and will replace ASAP.

We have an underground irrigation line break under the road at the entrance to Pawnee. We have contacted a horizontal boring contractor and hope to have the new line in by the end of next week.

The lights at Pawnee need to be replaced as it appears as though the south lamp was hit by lightning. Have advised the ACC and Steve Flannery is looking into replacements.

**Contacts:**

Vicki Fitzgerald inquired about the monthly meeting posting. I advised her that the approved minutes should be posted within the next 7-10 days.

**Treasurer' s Report:**

Dave discussed the Treasurer' s Report

Motion to approve by Debi Williamsen, Ajay Sreenivas 2<sup>nd</sup>.

**Irrigation/Landscape:**

1. Discovered mainline leak under Pawnee. Further investigation determined the sleeve under the road had collapsed causing two breaks. Best solution is to hire a directional boring contractor to install a new sleeve for the mainline and separate conduit for irrigation control wires and street light power.
2. The east branch of the under drain that runs from Pawnee is overflowing from the cleanouts. Inspection with a camera determined root penetration. Roto Rooter performed a cleanout and returned the drain to service.
3. Left Hand Water damaged out 2 inch raw water line while performing maintenance along the access road to the water tank. They repaired the line and service was restored.
4. Replaced two inoperable zone valves, one on Longview just north of Firethorn and the second on Longview just north of Bellflower.
5. Purchased tread plate for fabrication of a cover for the pond 1 pump vault.
6. Replaced approximately 25 rotors along the south side of Longview from Somerset Dr to Bellflower.
7. Repair leak at Hwy 52 entry - failed fitting in poly line.
8. Check zones on clock located adjacent to Swim & Tennis club. Replace 14 rotors and 3 spray heads.

## **Daylilly and Strawberry Property Update:**

### **Firethorn:**

The Board discussed the situation concerning Firethorn landscaping operating from the Quackenbush residence. Garrett Quackenbush offered to meet with Ron Brotzman and other interested parties to work out a possible solution. Al will schedule a meeting.

### **Boulder Roads:**

Mike Atkins provided an update on the initial meeting of the Boulder County Subdivision Paving Working Group. The purpose of the workgroup is to review relevant information, discuss options for addressing the paving of subdivision roads, and make a recommendation on appropriate next steps to address this issue.

The purpose of the first meeting was to discuss the goal and structure of this workgroup, provide relevant background material, delineate the scope of the issue, and identify additional information that may be helpful to the discussion.

Mike Atkins indicated that the County's representatives on this workgroup are heavily favoring the creation of an improvement district, which would fund the improvement of subdivision roads through a special assessment of homeowners.

A second meeting is scheduled for October 8<sup>th</sup>.

### **2010 Initial Budget:**

**Adjourn: 8:53 p.m.**