



**Meeting Date: July 30, 2024, 6:30 PM**  
**Firestone Police Department, Hart Room**

The meeting was called to order by Jeff Warnecke @ 6:30 pm.

**Roll Call of Directors:**

In attendance - Jeff Warnecke, Jeff Brunn, Adam Freehling, Susie Roalstad, Sharon Stitch, Charlie Linqvist, Katie O'Connell, Anita Fitzingo, Bonnie Steinbrecher

**1. Homeowner comment** - There are no homeowner comments. A sign-in sheet was collected for homeowner attendance. In attendance - Andrea K, John F, Christine S, Anatalia N, Beth F, Donna S, Mike and Tammy M, Diana M, Juan A.

**2. Officer Updates**

**a. President** - none

**b. Vice President** – Oak Meadows property lines are not clear. County has an overlay but not exact. There are areas we thought we owned that we don't, and others that we do. Get estimate for a survey to establish exact boundaries – get bids.

**c. Treasurer** - Looking for snow removal options. Part of the Oak Meadows townhomes streets and land around them – do they belong to us. Need to verify. Map from the assessors office shows this to be true. Look into Onyx map app.

Demand letter was sent to Heather S. for data, will follow up today. Status is still a question.

**d. Secretary** - Updates about storage shed. It has been organized. There is a new inventory spreadsheet that will be updated regularly.

**2. Action items**

**a. Approval of minutes** - Approved, Katie O, motion, Adam F, second. 7/2 approval, with Charles L. and Sharon S. abstaining.

**b. Union Ave. Outbuilding Update** - A demand letter sent by Susie S., waiting for contact. They have currently stopped work. We cannot go on the property to inspect (trespass). Aug 2, 2024 is the response deadline.

**c. Newsletter layout** - Secretary passed around the summer newsletter layout template. Board decision – approved to go ahead with it.

**d. New association logo** - 3 logos were presented by Katie O. with lettering arrangements. Per the handout (attached): Top Row, far right wins in a vote, motion to approve Anita, Bonnie Second. Unanimously carried.

**e. Scheduling remainder of 2024 meetings** – Is the monthly meeting for 4th Tuesday good? Secretary will find out what date works best for the Hart Room, and schedule the working meeting on the alternate. Next meeting date is 7/13/2024.

**f. Board position on xeriscaping** - Xeri and Zero are different. Zero is not allowed. CSU extension has plans to help with xeriscaping. State laws allow homeowners to do fruits and vegetables in the front yard. HOA should have at least 3 plans available to help homeowners decide about Xeriscaping. Grass is not required, but there must be something. Artificial turf is not approved. State has no examples, but some requirements. HOA to offer better resources to homeowners.

Questions about beautification:

- Do we paint the mailboxes a new color that is pretty? We are responsible for painting the boxes, not the Postal Service.
- City of Boulder has xeriscape garden information on their website. Katie O. will check into it.

**g. Cloud Data Storage** - Onedrive (enterprise) tech support is awesome, minimal security problem. Motion Sharon, 2nd Adam for Onedrive.

**h. Replacement of Meeting Notification Signs** - Once the official monthly meeting day is scheduled, new meeting signs will be ordered by Anita F.

**i. Outcome of 7/26/24 Meeting with CoCal Landscaping** – Main landscaping contract until 2027, on the hook for entire contract amount if cancel early - \$40,656 per year. Costs \$3,388 per month to do standard stuff - mowing, plant material, fertilizing, weed control, help with irrigation.

Irrigation is a huge cost for the HOA. Had to replace sprinkler heads - cost a lot. Helps them a lot more than our HOA. Attorney says contract is only for maintenance of land, grass, tree (supplement given in 2023?). Contract not signed until Mar 2024. \$5,000 to do tree maintenance for bugs. Monthly does not include dog stations. As a courtesy, they will service the dog poo stations if she supplies bags. They are not obligated to do this per attorney. Treasurer will order more bags. 3 rolls needed at each station. 30 gal trash bags are supplied by us, as well.

Snow removal contract is separate from landscape contract. Any changes to the contract will be considered by the general manager. Susie R. reached out to other companies for bids. The contract with CoCal comes due every season. Custom Lawns and Curascapes contacted for bids. Need to verify borders of the community. Javier at CoCal gave a quote for membership to monitor the smartwater sprinkler system controls remotely. Must give notification ahead of time to do repairs below \$500, need a quote for anything above. Two backflow cages were broken into and stolen. Can provide new enclosures, padlocks, irrigation fittings: \$4280.

### **3. Committee Updates:**

**a. CCC** – What is the process for notification of violations? First to do item: Take pics and time/date stamp of violations within neighborhood. Attorney gave us a series of notice letters. No taping on homeowner doors. Standard letter to send via mail.

**b. ACC** - Fence on Ulysses is fixed, Bonnie and Susie helped. Homeowner is happy.

**c. Social** - Maybe do an ice cream social/meet and greet on a Sunday afternoon between 2 - 4pm. Do an event around Halloween in the afternoon. Bring back competition for homeowner decorations.

**4. Executive Session - Find a new date for this meeting.** - Postponed to a date TBD.

**5. Adjourn:** Meeting Adjourned: Time 8 pm. Motioned by Katie , 2nd by Susie.

\*Notes by ADF