

East Quincy Highlands II HOA
Board Meeting Notes
March 22, 2021, 5:30pm, via Zoom Call

Attendance

Board Members:
Barbara Spitzer
Bob Ferenczi
Marc Meacham
Peter Silvester

Also in attendance:
Lindsey Reese, Circuit Rider of Colorado
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

Call to order/agenda	The meeting was called to order at 5:30p.m. The Agenda was approved by acclamation acknowledging that items may be taken out of order.
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Updates

Landscape Report

Mr. Anoff was not able to join due to continuing work on snow removal. The property is looking good at this point and the board thanked Brightview for helping during the massive snowstorm the prior week.

Ms. Reese reported on the park wall repair and that the contractor would be out as soon as weather permits in the Spring.

Discussion followed regrind the Highland Park playground options. The board selected _____ option and will move forward with getting proposals from the playground design team.

Ms. Trehan presented the logo options that the community will utilize on the website and with official documents.

Discussion followed regarding sending out the newsletter. The board would like to use mail and to give notice that this will be the final mailed newsletter. The newsletter will also be emailed this round and posted on the website with other newsletters. The hope is that community members will add their contact to the email list.

Discussion followed regarding newsletter content. The board would like to include neighborhood watch contact information, as well as Spring cleanup and 2021 projects.

Director Meachum noted that Food Trucks will be out at the parks coming in the Spring and Summer. Community members will be using the Plains parkway entrance for the parking of the food trucks on every other Friday during warm months. The orders will be taken online and will be a grab-and-go system. East Quincy Highlands III HOA board members will be helping to monitor clean up and East Quincy Highlands HOA II Board members have provided the parking location between the two communities. Management will send an email and include the information about the schedule and protocol in the newsletter.

The community HOA network is looking to install 3 license plate cameras and would like EQHIIHOA to pay for one camera at \$3,500 per year. The board did not wish to participate in the project at this time.

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<p>Homeowner Account Items</p>	<p>The Board discussed and approved the requests for fees to be waived by account #____ and account # _____. The requestors have all experienced adverse conditions due to COVID-19 pandemic. If the homeowners send in an email or letter request for removal of fees, management will forward to the board for their review.</p> <p>Ms. Reese provided a report of the ongoing ACC violations. Discussion followed regarding the process of the ACC notification and fines process and the state of the ACC violations. Ms. Reese will begin the proper notification process for violations and will assist other complainants with contacts for proper channels in the City/County.</p> <p>Ms. Reese updated the Board regarding the damaged fence and notification to the homeowner. Management will submit a letter to the homeowner regarding the expected timeline for the repairs to be completed.</p> <p>Discussion followed regarding the property line determinations for the perimeter fences.</p>
<p>Board Member and ACC Committee Recruitment</p>	<p>Management requested that the Board reach out to neighbors regarding increases both the committee and Board membership. The Board will do their best to expand the membership of both.</p> <p>Management provided an updated regarding the Waste Management contract. The representative from Waste Management stated that they are not willing to use the form of contract provided by the Association in the past. Legal counsel for the Association provided a number of suggested changes the Waste Management form. The Board will review both contracts as well as the comments provided by counsel and will provide direction to management.</p>
<p>Discussion regarding maintenance responsibility</p>	<p>Ms. Reese gave an update regarding the ownership and maintenance of right-of-way fence-lines. Management will obtain proposals for legal plat interpretation and surveying work, and will post the policy that homeowners are responsible fro their fencelines along their lot lines.</p>
<p>Financial discussion</p>	<p>The board discussed the claims for March 2021. Discussion followed regarding the disbursements including the Tier 1 UNCC requirement and the minimum charges for electric invoices during the winter seasons.</p> <p>Upon a motion by Director Spitzer, with a second by Director Silvester, the board voted 4-0 to approve the March 2021 Claims as presented. Financial reports will be forwarded to the board shortly.</p>

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2021 Board Meeting Schedule	<p>The annual meeting schedule was reviewed. A walkthrough will be scheduled the morning of May 22nd at 9:30 at Highland Park. The board would like Brightview to present prior to the walkthrough in order to speed up the walkthrough meeting.</p> <p>Director Spitzer would like to meet every other month during the summer, with the next meeting to occur via Zoom on June 7, at 5:30 p.m.</p>
Adjournment	<p>The Board voted to adjourn at 7:20pm.</p>