

East Quincy Highlands II HOA  
 Board Meeting Minutes  
 July 3, 2023, 5:30pm, via Zoom Call

**Attendance**                    Board Members:  
 Barbara Spitzer, Board President  
 Brian Dixon, Board Vice-President - Absent  
 Robert Firenszci, Board Sec/Treasurer  
 Tara Harris, Board Member

Also in attendance:  
 Larry May, Designscares Colorado  
 Ross Brown, Designscares Colorado  
 Sujata Trehan, Circuit Rider of Colorado  
 Sarah Shepherd, Circuit Rider of Colorado

Agenda Item	Notes
<b>Call to order/agenda</b>	<p>The meeting was called to order at 5:39pm.</p> <p>The Agenda was approved by acclamation acknowledging that items may be taken out of order.</p>
<b>Updates</b>	<ul style="list-style-type: none"> <li>• <b>Trash haul-off dates and community newsletter</b>            The Board discussed the dumpster date, as well as drop off and pick up details. Management will include information on the website and in a forthcoming newsletter with clear guidelines about what to throw out and what not to throw as well as information warning that overflowing dumpster would result in very expensive fees to clear/remove the overflow. The dumpster will be delivered on Friday July 21st evening, and removed on Monday July 24th morning.</li>   <li>• <b>Landscape Proposals for Review</b> <ul style="list-style-type: none"> <li>a. <b>Drain clean out review</b>                Larry May gave the Board an update regarding drain clean-out. Since approval was obtained after winter had passed, Designscares was able to complete only part of the work. The HOA has about \$5k in their reserve to complete the clean-out this winter. Designscares would need approval for any additional work by 2023 October end, to ensure that they can do the work in the 2023-2024 winter when the ground is frozen. The Board requested the proposal in late August so that it could be approved in the September Board meeting.</li> </ul> <p>Discussion followed.</p> </li> </ul>

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	<p><b>b. Entrance Lighting</b>        The Board reviewed the proposal. Discussion followed.</p> <p><b>c. Hardscape/mulch</b>        The Board reviewed the cobble proposals from Designscares. The wall caps will be addressed by mid-July. Discussion followed.</p> <p><b>d. Plantings</b>        The Board reviewed the proposal. Discussion followed. The Board thanked Ross for his time, then continued the discussion.</p> <p><b>Upon motion by Director Harris and seconded by Director Firenszci, the Board voted 3-0 to approve all the proposals – detention pond, Kent Park cobble, cobble at Picadilly, cobble at Quemoy, Park enhancements, Tree removal, Lighting, (except the portlet enclosure proposal), included in the Board Packet.</b></p> <p><b>e. Tree Replacements</b>        The Board reviewed the tree removal and replacements. Designscares recommended planting an Oak tree, Maple like Autumn Blaze. A larger tree will cost \$2,500-3,000. A younger/smaller tree will cost about \$1,800-2,000. Designscares is already approved to remove the dead cottonwood behind the monument sign, and the dead branches on the adjacent tree will be removed. The dead spruce on the South side of Plains near the detention pond will also be removed. Designscares will provide estimates for replacement tree options for the Board to review. The dead trees will be replaced by mid-July.</p>
<p><b>Additional Items</b></p>	<ul style="list-style-type: none"> <li>• <b>Set Budget planning meeting in Fall 2023</b>        The Board discussed setting a date for the Budget planning meeting. The meeting is tentatively scheduled on Monday September 11<sup>th</sup> at 5:30pm via Zoom and will be followed with a budget meeting that integrates projects and increases discussed at the September meeting.</li> <li>• <b>Director Harris brought up refreshing signage for the community.</b>        Management will work with landscaping and other vendors to obtain estimates for updating signage in the neighborhood, including the monument signs. If/when the Board decides on a contractor, the HOA will share information with EQH1 so that the signage could be consistent between both communities.</li> </ul> <p>Designscares to also provide an option for holiday lighting for the Board to review.</p>

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<b>Architectural Control Committee</b>	<ul style="list-style-type: none"><li>• <b>Covenant violations</b> No violation hearings at this time.</li><li>• <b>Late Fees and Collections Hearing</b> No collections hearing at this time.</li></ul>
<b>Adjournment</b>	The meeting was adjourned at 7:03pm by acclamation.