

East Quincy Highlands II HOA
 Board Meeting Minutes
 December 11, 2023, 12:00pm, via Zoom Call

Attendance

Board Members:
 Barbara Spitzer, Board President
 Brian Dixon, Board Vice-President
 Robert Firenczi, Board Sec/Treasurer
 Tara Harris, Board Member

Also in attendance:
 Larry May, Designscares Colorado
 Drew DaHarb, Designscares of Colorado
 Sarah Shepherd, Circuit Rider of Colorado
 Peter Kline, Circuit Rider of Colorado

Agenda Item	Notes
Call to order/agenda	<p>The meeting was called to order at 12:05pm.</p> <p>The Agenda was approved by acclamation acknowledging that items may be taken out of order.</p> <p>The minutes from the September 15, 2023 meeting, were presented. A correction to the date was noted. Upon a motion by Director Spitzer made a motion, with a second by Director Dixon the Board voted 4-0 to approve the minutes, with noted date corrections.</p>
Updates	<p>Landscaping Review</p> <p>Larry May provided an update of current landscape operations events, including the retrieval of the flags, their re-installation when snow appears imminent, the installation of the holiday lighting, and overview of the electrical work undertaken in the entrances to the neighborhood.</p> <p>He also discussed Colorado Designscares’ desire to install a camera (at Designscares’ cost) on a light pole on HOA property so that they may monitor current weather conditions. The board approve through acclamation to allow the camera install, on the condition that there are no alterations to the light pole.</p> <p>Holiday Lighting</p> <p>Larry May discussed some of the installation issues of the holiday lighting. Once the additional lights were located and returned by the previous vendor, Designscares was able to complete the installation. Discussion followed about the need to run new power at Piccadilly and Quemoy. The existing wiring was exposed, damage and not providing any power to the monument area. Further discussion followed.</p>

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	Drew DaHarb, Designscares, presented two options to repair/replace the lighting for the two monumnets. Discussion followed. No action was taken on the lighting at this time.
2024 Landscape Contract	The Board reviewed the Designscares contract for renewal. Director Dixon inquired about reseeding dead areas on HOA grounds. Mr. May discouraged seeding as it takes too long to get established and required that they not mow adjacent areas. The recommendation was to install turf if the board wanted to fix dead areas. Contract discussion followed. The contract was approved by acclamation.
2024 Management Contract	Ms. Shepherd presented the Circuit Rider Contract for renewal. Discussion followed. Director Ferencszi made a motion to approve the contract as presented. Seconded by Director Dixon. The Motion was approved 3-0. (Director Harris stepped out of the meeting at this time).
2024 Budget Discussion	Ms. Shepherd presented the draft of the 2024 Budget, accompanied by estimated 2023 actual expenses. Discussion followed. Repairs and maintenance compose the major expenses for the HOA. It was requested that regular contracted landscaping expenses be separating from special project expenses in a new coded in 2024.
Account Late Status Hearing	The Board discussed the HOA collection process. Following discussion there was a motion by Dir Firencszi to set the limit of \$400 past due payments for the initiation of the 2 nd notice and formal notice to the residents. The motion was seconded by Director Dixon, and approved 4-0.
Kent Park Planning	The Board discussed possible options for updating the mulched area at Kent Park. Management with work with a few playground designers and equipment reps to bring back options for engaging active area equipment for older children.
Set Annual meeting date	The Board discussed setting a date for the Annual meeting. The meeting is tentatively scheduled on Monday, February 5, at 5:30pm via Zoom.
Additional Items	The next Board meeting was set for Tuesday, January 9, at 12:00 p.m. via Zoom to prepare for the 2024 Annual meeting.
Adjournment	The meeting was adjourned at 2:55pm by acclamation.