

FRENCH CREEK

Board of Directors Meeting

January 11, 2022

MINUTES

CALL TO ORDER

The meeting was called to order at 6:40 p.m. via Zoom. Present for the Board of Directors were Linda Hirschfeld and Deb Carney. Present at the invitation of the Board were Diana Denwood of Aurora Water and Dana Bloder, Community Association Manager with Advance HOA Management, Inc.

GUEST SPEAKER

Diana Denwood, Senior Water Conservation Specialist with Aurora Water, presented the recent water usage trends in the community and discussed options for helping to bring the expense down. It appears there may be an indoor leak in one of the units serviced by the 4220 meter. She offered to schedule a water test of that meter, which will require shutting off the water to those 26 units for about an hour. She also presented flyers and slides to share with the community. They covered the rebate programs offered by Aurora Water to replace older, inefficient toilets, as well as how to schedule a free indoor water assessment.

HOMEOWNER OPEN FORUM

There were 2 homeowners present at the meeting and questions about the insurance policy for the community and removal of Russian olive trees were addressed. Ahmed volunteered to knock on doors with water assessment flyers.

APPROVAL OF MINUTES

A motion was made by Linda Hirschfeld to approve the October 25, 2021, Board Meeting Minutes. Deb Carney seconded and the motion passed with all in favor.

RATIFY BOARD ACTIONS BETWEEN MEETINGS

A motion was made by Linda Hirschfeld to ratify the October 2021 and November 2021 financials. Deb Carney seconded and the motion passed with all in favor.

REVIEW MANAGEMENT REPORT / ACTION ITEMS

The Management Report was reviewed, and Action Items list covered.

NEW BUSINESS

Water conservation

Water shut off instructions will be included in the water conservation mailings and Winter newsletter. Indoor water assessments will be communicated in the conservation mailing, eblasts and flyers.

Towing scope of service

Wyatt's will be asked to revise their scope of service to include immediate towing of vehicles with no plates, that are inoperable, abandoned, etc. per the updated Parking Policy.

Community beds

The planting and maintenance of the community beds will be reviewed during the spring landscape walk.

Pest Control

The Board requested that management of squirrels be managed with handymen and homeowners and exterminators only be brought in as a last resort with Board approval.

HOA Service Providers

The Board requested proposals from new trash removal vendors now that the Republic contract is month to month. Deborah Carney recommended contacting John Bodine for future handyman needs and to share his information with the community.

Paint Schedule

The standard exterior paint schedule may be postponed this year as there was not room in the 2022 budget, even with the assessment increase.

UNFINISHED BUSINESS

Hail Claim

Advance CAC is optimistic that the hail claim will move forward but no real updates were available at the time of the meeting with certain stakeholders out sick. Homeowners will be reminded again in the Winter newsletter to ensure that they have HO6 coverage to help with any reconstruction assessments.

EXECUTIVE SESSION

Not held.

ADJOURNMENT

With no further business to conduct, the meeting was adjourned at 7:54 p.m.

Next Meeting: April 12th at 6:30pm