

Windmill Creek Reserve Patio Homes Association
Board of Directors Meeting Minutes
June 10, 2023
Valley Country Club
Quarterly Board Meeting Minutes

In Attendance

Board Members: Matt Hopper, Bethany Atkins, Ken Burgess, Chuck Gracey

Absent: Joyce Gietl

Homeowners: Lea Olmstead, Meril & Fred Yu, Raul & Brenell Boerner, Patti & Bob Baird, Tom Terch, Charlie Atkins, Amy Kirsch, Lynn & Craig Cahen, Tom & Linda McDavid, Gail Smith

Quarterly Meeting with Board Members and Homeowners

1. Matt called the meeting to order and established that a quorum of board members was present.
2. The minutes from the March 6th quarterly meeting were not available. Approval was deferred to the next meeting.
3. Bethany made a motion to approve the financials for February, March, and April. It was seconded by Chuck and all board members voted in favor.
4. The painting project contract with K &W Solutions was approved by the board after the last meeting. Matt made a motion to ratify it. Chuck seconded the motion and all board members voted in favor.
5. A tree bid from Academy Arborist was approved by the board after the last meeting. Matt made a motion to ratify it. Chuck seconded the motion and all board members voted in favor.
6. Ken provided an update on the current painting project.
 - A homeowner indicated he told a painter for the contractor he had ARC approval to change the paint colors. This was a verbal approval from the chairperson of the ARC member and the painter changed the trim color. Ken reiterated that a homeowner wanting to make any paint color change would need to submit the request and have written approval before the contractor would change the color.
 - There was a question if stucco should be painted. Homeowner Craig Cahen who is an architect, explained the best way to have stucco

painted and offered his opinion on the pros and cons of doing this. Matt mentioned painting of stucco was between the homeowner and painting contractor. The HOA is not responsible for stucco work, including painting and repairs.

7. Matt made a presentation on the board's proposal to change the declarations to make homeowners responsible for all future painting of homes including the trim. He mentioned the change would:
 - Give homeowners control on when to paint and who to select as a contractor. Currently the HOA paints all the homes at the same time (even if a homeowner does not think it is necessary) and provides for a portable toilet and work shed for this 2+ month project.
 - The homeowners would have control of their money and save it as they chose for future painting. Currently, the HOA controls the money from homeowner dues, saves (accrues) the money for 7+ years, and decides when it will be spent. The current painting contract was about \$68,000 and this may increase future dues to sufficiently fund the next painting project. The contract at that time may be 90 or 100 thousand dollars. So, homeowners may have to pay something like \$60/month in dues just for painting the trim of homes.
8. Homeowner questions and concerns:
 - Will the dues be reduced? The homeowners were told the dues would not be reduced. The board would use the money to start properly accruing reserve money for necessary projects such as irrigation system upgrades (including clock replacements), concrete repairs, and landscaping improvements.
 - What happens if a homeowner does not paint their home when it needs painting? It was explained in those cases, the board in accordance with our declaration, would notify the homeowner to paint their house. If they don't, the HOA would contract the painting to be done and submit a bill to the homeowner. If the homeowner did not reimburse the HOA, a lien would be placed on their home.
 - One homeowner was concerned there could be costly litigation down the road if a homeowner does not paint their house. Again, it was pointed out the process that would occur, which

could ultimately wind up with a lien on the non-compliant house. Additionally, it was explained that there is an approved resolution that any litigation would go through mediation with the cost shared between the homeowner and HOA.

- There was a question about homeowners who wish to change the color of the exterior of their homes. It was stated that homeowners still need to get prior approval from the ARC.

9. Designsapces

- Homeowners were informed that the irrigation system was activated. However, it has not been necessary to turn it on because of all the rain we've had. When the water is turned on, a communication will be sent to homeowners informing them of watering days and start times.
- A homeowner said we live in Aurora and watering is restricted to two days a week. It was also explained that we do not get our water from Aurora. Instead, we get it from Arapahoe county water. It was mentioned that we could water for 30 minutes a day two days a week. However, due to our soil and water runoffs, it may be more effective to water 3 days a week for a lesser time. Initially, we will be watering 3 days a week.
- Chuck wanted to clarify with the board that Ken should not have to get prior approval for irrigation/repairs and work since we have a contract with Designsapces and have an approved budget for these categories. Ken will provide updates at working sessions and board meetings and would only need prior approval for any extraordinary work that would have a significant impact on the budget. All board members appeared to agree with this approach and a motion and vote was not necessary.
- Ken indicated that tree and shrub work should be handled in a similar manner as discussed in the prior bullet point relating to Designsapces. However, since there is no contract for tree and shrubs like there is with Designsapces, Chuck believes there should be a different process that includes the board's input without unduly delaying the work. Since we spent so much time on painting (which was the focal point of the meeting), there was

no further board discussion on this subject. This should be addressed by the board, so Ken has clear direction going forward.

10. Matt adjourned the meeting.