

Pheasant Run HOA

Minutes August 18, 2009

Present:

Linda Parks, Catherine Chestnut, Jared Kohlmann, Elizabeth Fischer

To Do List:

1: Broken split rail fencing

Location, south end of property line.

Status, needs to be removed. We are waiting to find out if City of Boulder will trim Cottonwoods that border our property line, these are hanging over onto our property and large dead limbs may be hazardous. Removal of fence will occur after Chris, from City of Boulder, reviews the area in question. This should happen next week, he will then contact me.

The City of Boulder e-maps locates all the property lines via satellite imaging (should any one need to find out any additional ownership issues). There is a narrow strip adjacent to our property line and Harrison that belongs to the units on the East side of Harrison, and CU owns the property to the East of Foothills, and to the West of the City of Boulder.

2: Privacy railing Unit # 1515 needs repair.

Elizabeth will ask her contact to see if he can repair privacy fence on 1515 and remove split rail fence. Catherine will also get some names.

3: New tenants in Unit # 1515 need to be notified that they can not double park on property, or park anywhere other than designated parking spaces on property. Have to park on street if spaces are taken. The owners of the unit, the Kelly's, will receive a letter about extra charge on trash \$8.00, we will pay this but they will be advised as to process for trash removal

4: Suggest to Claudia that she trim back creeper vine along fence

5: Flood Insurance

FEMA met with the City of Boulder and the City may have new maps to FEMA by January.

HOA on hold until we have all details from City on this matter, might be January 2010.

6: Tree planting on hold until next Spring.

We need to contact a tree person. Our budget is \$4,000 budget.

Linda will research on companies for Spring.

7: Big black sprinkler head behind 1577 keeps popping off, Jared will talk to sprinkler maintenance

Clock is broken on sprinkler system. Needs to be replaced. Jared will replace the clock and put in himself. Clock mounted to side of 1555. Rain sensor moved higher on wall of 1555

8. Jared has a friend with law firm doing HOA. He asked if he and his partner could come and talk to board about things we should be concerned about since we are self-managed. This would also include a Reserve study to recommend how we should proceed for future reserves (i.e. Roof done approximately 1997. 2020 may need new roof) will we have the reserves? What is the cost to do this? What are their qualifications? Jared will get a quote to see if we are on track. Other thing they thought would be prudent to have a review of our documents since the Colorado Law had changed since origination. Colorado Common Interest Ownership Act (CCIOA). Maybe lower Quorum number, raise percentage of HOA Fee from 5% to maybe 10%.

9. Schedule annual meeting for Borders 29<sup>th</sup> Street, Wednesday night. November 4, 7:00 pm, Elizabeth to do postcards with RSVP.

10. Next meeting to discuss topics for annual meeting Friday September 25, 6:00 pm Catherine's Unit 1517.