



Pheasant Run HOA

PO BOX 20905 Boulder CO 80308-3905
president@pheasantrunhoa.com
(720) 296-3740

Pheasant Run Homeowners HOA Meeting
Minutes by Linda Parks on March 19, 2014

In attendance:

- Dan Lisogurski (1525)
- Carol Herrick (1537)
- Elizabeth Fischer
- Josh (1547)
- Linda Parks (1577)
- Cathy Wong (1593)
- Jonathan (1507)

OPENING DISCUSSION: Welcoming and introductions

EXTERIOR PAINTING AND REPAIR: BID EXCEPTED & APPROVED BY BOARD

Rick Sutherland (licensed and also is an experienced contractor): his crew will do repairs and painting. Total bid \$47,000. Gutter relocation and repair may also be within the budget. We will address decks that require repair and he will cost those repairs out and the property owner will be contacted to see if they will accept the bid. Decks are the responsibility of the homeowner not the HOA.

The exterior painting will involve two-colors, a main body color and a trim which will also be the building side color. Blue, brown and green main body color with off-white trim. The current green selection will be stepped down. The colors will be painted on the inside of a privacy fence outside Elizabeth Fischer's unit and homeowners will be allowed view and comment on the palette the Board is recommending. The buildings will be all painted in common sections with these colors.

Note: The painter was referred by previous property owner Nick Kelly.

ROOFS

Our roofs have a couple of years left in them, the shingles have some life but there are areas that need attention to stop and prevent further leaking. We are consulting with First Response Roofing and need to do a short-term repair until estimates and funds are reviewed.

Linda has contacted her tenant Reid to see if he will do the gutter cleaning this Spring. He will do an estimate and get it to Elizabeth Fischer.

FLOOD

Some owners are installing check valves on sewers in their basement to prevent flood damage back-up. Elizabeth will be sending an email to owners about Flood Insurance.

ARCHITECTURAL CONTROL

Linda Parks has brought up the issue of Architectural Control. This would require attention to exterior lighting, building numbers and screen doors. Other owners attending agree that we will address this as the painting and repairs begin.



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LANDSCAPING

Two bids were reviewed for new landscaping companies: Native Edge and Metco Landscaping. The Board approved Metco Landscaping and will notify them and ask for references before proceeding to contract Motion to approve: E Fischer, second C Herrick.

NEW BOARD MEMBER: APPROVED BY ALL BOARD MEMBERS

The board welcomes Dan Lisogurski, a new owner to the board. He will be a member –at-large and we look forward to his participation and insights.

TRASH CANS

There are continuing issues with trash cans remaining outside the privacy fences and garages. The Board suggests requiring the unit occupant(s) emails so that the Board can contact any occupants who are not complying with the HOA Rules and Regs.

PARKING SIGN

Linda Parks will generate a sign for Unit 1547 Reserved Space and have it reproduced for Josh. Josh already has a post.

NEXT MEETING

April 17th, 6:30 PM