

**Red fox Hills HOA Annual Meeting  
Sunday April 8<sup>th</sup>, 2018  
Meeting Minutes**

Meeting hosted by Grace and John Michalakes at 4738 Quail Creek Lane  
14 people were in attendance  
Started at approximately 6:35pm, ended 7:50pm

Board Members Present included: Walter Pienciak – President, Anne Sheehan – Treasurer, Jennifer McComb – Secretary, Debbie Ramirez – Pool Manager Parent, Jennifer McComb – Pool Manager Parent – exiting, Daniel Drolet – board member at large.

### **Greetings and Introductions**

#### **Meeting called to Order:**

#### **Financial Updates**

- Our HOA dues this year are \$550, with an \$100 special assessment
- Our increased HOA dues was explained via email sent April 1<sup>st</sup>, to finance new outside book keeper Blake Peterson. The special assessment fee is for finishing pool repairs, additional pool grounds maintenance, and new pool furniture.
- Discussed Profit/Loss Statement for 2017: From 2017 dues @\$55,000 we paid @\$25,000 for landscaping, @\$25,000 for pool expenses (including some of the pool repairs), plus garbage, and stipends. Typical pool expenses are @\$10,000-\$11,000 per year. Insurance costs are usually @\$1,500/year.
- Treasurer will review our grounds insurance coverage, which in the past has required a phone number for our pool location. Insurance is through State Farm. They also gave us a \$1,500 rebate this fall for changing our policy without notifying us.
- **PLEASE READ: WESTERN DISPOSAL BILLING CHANGES. Starting fall 2018, we will bill twice yearly for garbage rather than quarterly. This reduces the time and supply costs for our bookkeeper.**

#### **Landscaping Report**

**The following is an email sent out April 11<sup>th</sup>, after our HOA Meeting. Thank you to all who have responded and are helping Anne!**

- As an HOA Board, we are undecided as to the best action to take right now with our Emerald Ash Trees.
- In order to keep our Ash trees, they have to be treated with the approved insecticide treatment every 2 years, which will keep them safe from

- the Emerald Ash Borer Beetle. It is very effective.
- Right now this treatment costs @ \$100 per tree. But, since the costs of treatment are related to the diameter of the tree, and these trees have a lifespan of 60-70 years, eventually we will lose these trees since they will be cost prohibitive to treat.
  - If we do not treat them, the county will make us remove them - which can cost us upwards of @\$1000/tree.
  - We have 31 Ash Trees, comprising @50% of the trees lining Twin Lakes Road and Red Fox Trail.
  - Our intention all along was to treat them as long as possible.
  - This year, however, the county is offering to remove Ash Trees on their dime.
  - So, as a board we are considering the options of removing a portion of our Ash trees (versus all of them at once) to take advantage of some of this savings, especially for trees that are already damaged or not thriving. There are other considerations as to which trees to remove. Some of the Ash trees border Twin Lakes Road along the Open Space, rather than on true Red Fox Hills Property bordering residences.
  - Anne Pienciak, our landscape manager, would like help forming a committee that can quickly assist her in comparing the locations and health of our Ash trees, and report back with recommendations to our board. Since the season for treatment of our trees is again upon us - we would like to move quickly on these assessments. One of the attendees of our HOA Meeting on April 8th, has tagged all the Ash Trees for better identification.
  - Please contact Anne at [annepienciak@gmail.com](mailto:annepienciak@gmail.com) if you are willing to help her.

### **Pool Repair Update**

- The pool leak has been “fixed”, by essentially replacing all pipes and drains. It also has new skimmers and a new VGB compliant Stengel drain system, so is now up to code.
- The pool also now has an auto fill feature (no more hose in the pool needed!).
- All that is left is filling in the holes with cement. Some neighbors have asked, why did it seem that the work on the pool stalled. Well, the last bit of work required testing all the pipes and autofill for leaks, and that required water that wouldn't then face a hard freeze in our pool house.
- We are on schedule for having the pool open for neighborhood use by Memorial Day Weekend as usual.
- We are planning to order new furniture (similar type), and do some grounds maintenance on lights and such this summer.
- Introduction of Paola Iannetta (first year teen pool manager) and her father Sam Iannetta (supervising adult, voting position on board). Debbie Ramirez

(supervising adult) and her daughter Sacha Ramirez (2<sup>nd</sup> year pool manager) will be continuing on in their positions.

## **Board Member Elections**

Walter Pienciak has stepped down as our HOA President. Please thank him for his years of levelheaded direction! We still have 5 board members, which is the minimum we need to do our job as an HOA board, **but we need another President.** It's an important position that requires diplomacy and leadership, but as we do most of our work via email, it's not a huge time commitment. Please consider stepping up!

We have many other neighbors who volunteer in key roles who are not on the board: Tricia Dessel does our annual directory, Ryan Kain and Orn Kristjansson take care of our RFH website and board email, Steve Nerem manages our neighborhood list serve. Also, many of TLAG's champions came from this neighborhood and still continue to monitor Boulder County decisions. Thank you to all!

Please email us at [board@redfoxhills.org](mailto:board@redfoxhills.org) to inquire about these positions!

## **Community Information**

If you look at [redfoxhills.org](http://redfoxhills.org), you will have access to our HOA covenants, board members information, HOA Meeting Minutes, and community information. The community information also lists our HOA dues – which will shortly be updated. Please contact Jennifer McComb ([jjmccomb@comcast.net](mailto:jjmccomb@comcast.net)) if you think there is any information that should be available, that you cannot find or think should be added.