NPHOA Board of Directors Regular Meeting Agenda December 11, 2023

The meeting was called to order at 11:02 In attendance were Carol Ciufolo, Mike Ciufolo, Joe Mruk and Zuza Bohley. This meeting was conducted using Zoom

Approval of August and September 2023 Minutes: Mike moved and Joe seconded that the minutes be approved. All present voted "Aye".

Approval of October and November 2023 Treasurer's Reports: Carol moved and Zuza seconded ss that the Treasurer reports be approved. All present voted "Aye".

OLD BUSINESS

– Unpaid Fines and Interest:

 Formal lien and suspension of voting: moved that a formal lien be recorded with the Boulder County Clerk and Recorder and that the homeowner's voting rights be suspended. There was no second to the vote. After discussion, moved that the lien be recorded and no action taken regarding voting rights.

2. <u>Irrigation – Meter Replacement</u>:

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- Tree Order "drop dead" date: Joe will follow up with the city.
- 4 or 2 islands: The attendees were unanimous that all four islands should be restored.
- Email request for documentation re meter removal: This will be included with the overall letter to the city
- Letter to City Carol has not quite finished the draft
- 3. Draft NPHOA Policy Resolution Landscaping:
 - Pre-Approved Garden Plans: Carol proposed that the board consider five plans for the pre-approved requirements of the statute, with "generic" planting area designs, front yard, back yard, and lawn curb designs.
- 4. Fence Replacement:
 - Appeal Fees with city: See item 2
 - Fallback Solid 7 feet with one top rail. This is not a desirable outcome but if we will keep it on the table.
- 5. <u>3331 Wright Avenue Fence Repair</u>: Completed

NEW BUSINESS

1. <u>2024 Snow Removal Contractor</u>: Selection of Boulder Snow Removal and Landscaping was approved by virtual vote on December 5, 2023.

2. <u>2024 Annual Dues Notice</u>: Notice will go out later this month. Dues will remain the same as 2023 at \$242.00 per Lot.

3. 2024 Budget: In process.

4. <u>Landscape Proposal</u>: This is a very well prepared and documented plan and looks like there will be sufficient greenery and color for aesthetics. After discussion the board decided to ask the owner to consider switching out some rock or hardscape in the front yard for a mulch option. This is a suggestion only but would introduce another organic element.

5. January Special Assessment Meeting:

- Will we be ready: This somewhat depends on getting to the city and getting their reaction, and the workload demands of general HOA business and the Secretary's time.
- Changes in costs and available funding: The Projects Financial document needs to be updated.
- Desired timeline: If the funding is approved the irrigation project should start in April. A project milestone schedule for the fence with a target for construction in the fall needs to be developed if there is funding.
- Method of voting: The Colorado State Department of Regulations responded to the Board's request for clarification about voting with a recommendation that the HOA follow the Colorado Nonprofit Corporation Act rules. Carol will work on a summary of that statute.

- 6. <u>Draft Policy Inspection and Copying of Association Records</u>:
 - We expect to receive a request for ballot copies. Even though we are following the statutory requirements without a formal policy, this needs to be done for compliance with the recent statute. Carol has created a draft policy and is sending it to the attorney. This draft is based on a draft that was provided by the attorney's office when we bought 8 policy drafts last year.
- 7. Website Additions
 - Minutes section
 - Monthly Board meetings corner (date, time, agenda).
 - Policy section link for policy draft comments
 - Project page for monthly updates and payment notices
 - Add pre-approved landscape plan links to be added as a subcategory of the Landscaping policy, along with some other reference links.
- 8. <u>Next Meeting</u>: To be determined.

The meeting was adjourned at 12:05.

^{5. &}lt;u>Backyard Fence</u>: The homeowner has obtained the "okay" from the two neighbors and is free to proceed.