

**NPHOA Board of Directors Regular Meeting Agenda  
January 19, 2023**

The meeting was called to order at 1:08 p.m. In attendance were Carol Ciufolo, Mike Ciufolo and Joe Mruk and Zuza Bohley. This meeting was conducted using Zoom.

Approval of December 2023 Minutes: The motion to approve was deferred. The minutes had not been received by Board members prior to the meeting. The minutes will be transmitted by email to all members and a virtual vote will be taken. NOTE: Virtual vote was held and all members voted "Aye".

Approval of June December 2023 Treasurer's Report: Carol moved and Joe seconded that the Treasurer report be approved. All present voted "Aye".

**OLD BUSINESS**

1. Fence/Irrigation Projects

- Tree Order – The city has decided to discontinue planting evergreens and has indicated they will be sending a new listing of available trees for the HOA to consider. The Board will advise the city that the large, spreading canopy shade trees that had been proposed and rejected last year are not a desirable option. When received the list will be shared with the homeowners living in the Tesla Court and Noble Court traffic islands.
- Email to City – the city responded to the email to say that they would be reviewing our questions about the applicability of the fees and the requirement for excavation of the pits. The mayor, two council members and city staff have responded. The Deputy Director of the Utilities Department and principal Planning Department contact will meet the Secretary next week to drive to the islands and look at the fence and then sit down to discuss the HOA's email.

2. Draft NPHOA Policy Resolution – Landscaping:

- Pre-Approved Garden Plans – Twelve garden plans were identified, though the statutes only require three to be made available. After discussion the Board decided to make all twelve available.
- After discussing the more detailed specifications in the proposed draft the Board decided to revisit this again and redraft some sections and broaden the guidance.
- The board did not discuss a small group initial review since the draft would be revised once more.

3. Revision to Landscaping and Maintenance Rules and Regulations: The Board had addressed this earlier in a meeting where no quorum was present. Carol moved and Zuza seconded that the Rules and Regulations be adopted. All present voted "Aye".

4. 2024 Annual Dues Notice: As of this date 60% of the homeowners have paid their dues in full.

5. Draft Policy – Inspection and Copying of Association Records: This draft policy was reviewed by the attorney with no changes recommended. Zuza moved and Mike seconded to approve and publish the policy. All present voted "Aye". The Board felt that this policy is not really suitable for a public comment phase. 98% of the policy is dictated by the Colorado statute and cannot be edited.

6. Website Additions

- An "In the Know" page idea was submitted to the Board by a homeowner and is now added to the website. We will add newsletters to that page and use this as an additional way to reach out to homeowners on items of neighborhood interest. We will look into a means of making this available for homeowners to post their own items of interest in the future.

### NEW BUSINESS

1. Request for Approval – Windows – [REDACTED]: Carol moved and Joe seconded to approve this request as written. All present voted “Aye”.
2. Outreach to Kings Ridge Townhomes re Fence funding: The Secretary has been in communication with the HOA of this community about providing some funding for a replacement fence. She is waiting to hear back and will follow up with that HOA’s contact.
3. Confidentiality “Pledge” for Meeting Attendees: The Board discussed the question of how to preserve confidentiality when non-Board homeowners are in attendance. The Board itself has a pledge of confidentiality to protect homeowners and feel it’s important to be sure attendees recognize a responsibility not to share information about other homeowners. Joe requested a review of the Covenants to see what is said about confidentiality in that document.
4. [REDACTED] – Truck/Equipment in Drive: There have been more incidents of a flat tire on the truck and the tires are still in the truck bed. A snowblower is parked in the driveway and visible when one van is not there. Both of these items were cited in the noncompliance email sent to the owner. Carol moved and Zuza seconded that the next level Letter of Noncompliance (no fine) be sent to the homeowner.
5. [REDACTED] – Inoperable Vehicle: The red vehicle that was vandalized earlier this winter has been parked now for several months. Inoperable vehicles are not allowed by Covenant and by city code. Zuza moved and Mike seconded that the initial email advisory of noncompliance be sent to the homeowner.
6. HOA Zoom Account: The Board has purchased a Zoom subscription to enable virtual meetings, and meeting that last for more than one hour.
7. Next Meeting: TBD

With no further business to discuss, the meeting was adjourned at 2:54 p.m.