

The Reserve Executive Board Meeting Minutes DRAFT

March 7, 2024

ZOOM

Present: Ward Nelson, President

Jim Morriss, Vice-President

Marlys Polson, Treasurer

Don Bishop, At Large

Lynn Weissenrieder, Emeritus

Ward called the meeting to order at 0900, then welcomed Don to his first meeting with the Board.

President's Report: nothing new to report.

Treasurer's Report: 2023 income tax returns have been filed. All 2024 assessments were received on time. Alan Groesbeck completed the review of the 2023 financial records with minor comments which were discussed. Marlys discussed the renewal of 2 CDs that matured this week explaining that the maturities will now be laddered better with maturities in October 2024, October 2025, and April 2026. All are at PMCU.

Marlys then discussed current cash and CD balances and the anticipated cash needs for the year. The Board will repeat this analysis as the budget is prepared in the fall to determine whether any change to assessments is appropriate.

DORA update: Marlys reviewed the information from the 1/26/24 webinar regarding association records and disclosures. We need to update a few policies with minor changes regarding retention, timing for response to requests for records review and to ensure that we have a policy regarding review of reserves. Marlys will draft an update to our policies for review at the next Board meeting in June 2024.

Gail Henrichs, Secretary, joined the meeting at 0920.

ACC Report: Ward shared the ACC has nothing to report. Marlys suggested that the ACC circulate requests and decisions to the entire Board at the time made so members can address any concerns raised.

Old Business: Ward shared that the crushed asphalt at the mailboxes seems to be holding up through our mild winter, but spring rains may change things. Waiting until summer to reassess the possibility of rutting or material loss is necessary. Ward will maintain contact with the Town. Marlys said that \$3,000.00 is in the budget for paving the mailbox area but Ward believes the Town will pave that area if weather causes deterioration, that a step-by-step approach is required.

The road situation at Elk Trail and Hwy 34 has been discussed with the Town who will have an independent contractor assess the matter this summer. Gail asked Lynn if the Town repaired the intersection would that be a good time to repair the sprinkler system too. Lynn stated that

the system is not leaking, that it's the drip system that is the problem. He also will be scheduling backflow testing for April or May of this year.

The berms, especially to the east, require additional dead tree removal and possible replanting. All agree that xeriscaping, water conservation, and native plants must be considered. \$6,000.00 has been budgeted; the cost of the last tree removal was \$4,000.00. Once removal is completed, the need for additional planting can be assessed. Marlys and Gail agreed to get bids, then to bring a plan back to the Board. Jim motioned and Don seconded that this be done; all agreed unanimously.

It was asked if the cul-de-sacs need additional plantings. Discussion ensued that plantings don't do well without consistent care and watering, that perhaps wildflower sowing along with a moisture retention product might be a better approach. This will be discussed at the same time as the tree removal, then the plan will be presented to the Board.

HOA's in Colorado are now required to have at least 3 landscape designs, approved in advance, available to residents. Ward provided a link for review prior to posting on the Reserve website: <https://plantselect.org/design/downloadable-designs/>

Secretary's Report: Meeting minutes from November 2, 2023; November 26, 2023; and December 1, 2023, have been distributed and reviewed. Ward moved that the minutes be approved as written, seconded by Jim, then approved unanimously.

The Annual Meeting has been scheduled at the Community Center for October 23, 2024, at 1900. The cost is \$40.00. Gail checked with the local library but since it closes at 1900, the free meeting room is not available.

The picnic date and host are not yet in place. Lynn checked with Susan who will contact Sherry Unruh to discuss hosting. Either the Weissenrieders or Unruhs will host on either August 17 or 24. Susan will advise the Board on the decision.

Marlys asked Susan who should send out the Weed Committee e-mail. Susan agreed to do that.

There being no further business before the Board, Ward, seconded by Jim, motioned the meeting be adjourned at 0951.

Next Meeting: The next Executive Board meeting is planned for Thursday, June 6, 2024, at 0900 via Zoom.

Gail Henrichs, Secretary