

FEPOA Annual Meeting

Thursday February 25th, 2016

Prepared by FEPOA Secretary Chris Mitchell

Submitted on 2/27/16

Thirty-eight member households were noted to be in attendance, including proxies. A quorum was established. The annual meeting was called to order at 7:15pm after member registration and refreshments. Discussion ensued around the agenda topics below.

1. Sign in, register proxies, update name/address/email

2. 2015 minutes read and approved

3. Vote for hand raising versus voice voting

- a. A motion was made, seconded, and passed unanimously to accept hand-raising

4. Introduction of Board members and HOA members

5. Trash Service

- a. Unanimously approved to continue with current RAM service
- b. HOA members reminded that RAM does carry a “green” trash pick-up if desired by individual homeowner

6. 2016 Budget Review

- a. General discussion of budget and dues
- b. Common space maintenance budget increased from \$2000 to \$6000
- c. Discussion of how HOA money is budgeted
- d. Discussion of potential big budget costs such as bridge replacement and engineering
- e. Dues will stay at \$100 annually

7. Common Space Discussion

- a. Discussed maintaining bridge by treating wood
- b. Spraying for Canadian Thistle
 1. This is required by city of Fort Collins
 2. The HOA did hire an approved company for this spraying in 2015 but members of the HOA “ran him off” so the spraying was incomplete
 3. The Board will obtain bids and hire a company to spray in 2016

- c. Entrance way signs/flower beds
 1. Discussed (like in 2015) changing from perennials to more evergreen
 2. HOA Board will obtain bids and make this happen in 2016

8. Homeless Concerns

- a. Issue raised that several homeless people are sleeping around pond and near public service building
- b. Homeless are getting scrap material from Wal-Mart and HomeDepot and using this to set up temporary shelters
- c. Issue raised that the police will not respond if “No Trespassing” signs are not posted
 1. Reassured HOA that there are multiple signs posted in the common areas
- d. How does or should the HOA handle this?
 1. Individual homeowners should call police with each incident and document that the police were called
 - a. Where should this be documented?
 - b. No centralized way to document this
 - c. Should the HOA Board be notified and send a letter to the police with each incident?
 2. Increase HOA awareness
 3. Les Kaplan will fashion a letter to send to the city and the police department
 - a. the letter will detail concerns regarding “sanitation”, “intoxication”, “vandalism”, “safety”, etc.)
 - b. Les will email the letter to the HOA president,
 - c. The HOA Board will then approve the letter and send it to the city
 - d. Ideally, the letter would include a map documenting the locations of the occurrences
 4. The HOA will request a general information meeting with the city’s “public safety officer” or the “neighborhood security department representative”
 - a. Agenda of this meeting
 1. How to approach homeless?
 2. Does HOA need more signs posted?
 3. How to resolved issue in general?
 - b. The HOA will send out invitations to this meeting to homeowners
 5. Should HOA hire a security company to patrol neighborhood
 - a. HOA Board could obtain bids for this
 - b. There is money in the budget for this
- e. Abandoned shopping carts
 1. This can be reported to Wal-Mart and they will retrieve them

9. “No Outlet” sign posted

- a. Request made to post additional “No Outlet” sign on Hogan
- b. No action plan decided on

10. Road Upkeep

- a. As part of the annexation agreement, the city will inspect the streets and possibly maintain them
- b. Should we approach the city to help maintain the roads?
 - 1. No agreement reached

11. Power/Electrical work

- a. When are they going to finish? Nobody knows for sure
- b. Some people still aren’t finished

12. Notification from utility companies

- a. Is there a way to ensure pre-notification when the utility companies will be performing work on private property?
- b. This will be brought up when the HOA meets with the city

13. Pond Maintenance

- a. The city is using these ponds as “settling” ponds for sediment/silt from stormwater
- b. This has never been approved by the HOA
- c. This process degrades the quality of the ponds by increased sediment and pollution
 - 1. The ponds used to be clean enough to swim in
- d. The ponds are a “private amenity” that are being used by the city to serve a “public function”
- e. The HOA needs to bring this to the city’s attention
- f. Discussion regarding what the “stormwater” fee goes to
- g. Should the city be regularly maintaining the ponds?

14. Mosquito Spraying

- a. Homeowners would like written notification prior to spraying

15. Ticks

- a. Issue raised whether ticks have ever been a known problem
- b. No known issues from HOA

16. Board Members

- a. Current Board & Terms expiring discussed
- b. 2015 Board Members
 - 1. Roger Christensen—President (Term expires 2/28/18)
 - 2. Brad Reichert—Vice-President (Term expires 2/28/18)
 - 3. Alexandra Andreasen—Treasurer (Term expires 2/28/16)
 - 4. Chris Mitchell—Secretary (Term expires 2/28/17)
 - 5. Brian Hayes (Term expires 2/28/18)

- c. Current Board Members with term expiring
 - 1. Alexandra Andreasen
- d. Nominations (Committee and Floor)
 - 1. Dan Tibbs
 - 2. Laurie Morris
 - 3. Alexandra Andreasen
 - 4. All 3 unanimously approved by vote
- e. 2016 Board Members
 - 1. Roger Christensen (Term expires 2/28/18)
 - 2. Brad Reichert (Term expires 2/28/18)
 - 3. Alexandra Andreasen (Term expires 2/28/18)
 - 4. Chris Mitchell (Term expires 2/28/17)
 - 5. Brian Hayes (Term expires 2/28/18)
 - 6. Dan Tibbs (Term expires 2/28/19)
 - 7. Laurie Morris (Term expires 2/28/19)
- f. The Board will hold a meeting in early April and elect officers

17. Spring Clean-up

- a. 1st Saturday in May
- b. How many dumpsters? One
- c. Will notify homeowners by post-card

18. July 4th Celebration

- a. Low turnout in recent years
- b. Homeowners at meeting expressed interest in continuing with traditional party
- c. HOA Board will continue to finance 4th of July party
- d. HOA Board will rely on interested HOA members to plan and execute party

19. Street Sweeping

- a. Issued raised regarding when this will happen
- b. This is a city issue—they normally sweep in the Spring

20. Local Scout Troop Projects

- a. Could they paint/treat the bridge?
- b. HOA members can email suggestions to HOA President

21. Adjournment

- a. A motion & vote for adjournment was made at 8:46pm