

Saxony Homeowners Association, Inc.

October 8, 2018

Minutes of Saxony HOA Board

Attendance

President – Barbara Chamberlain

Secretary/Treasurer – Dennis Bierschbach

Vice-President – Jose Vallejo

Manager - David Littler, Peak to Peak Property Management, LLC

Homeowner guests – None

Quorum present - yes

Meeting called to order by President Chamberlain at 10:20 AM.

Action items-

1. The minutes of the previous Board meeting (09-10-2018) were reviewed and approved as written. They will be posted to the Saxony website:

<http://www.peaktopeakmgt.com/pages/associations/saxony/index.html>

2. The 2018 year-to-date financial reports (01/01/2018 through 09/30/2018) by Peak to Peak Property Management along with the bank statements dated September 28, 2018 was reviewed and will be accepted upon the inclusion of missing expense items. Financial documents posted on the Saxony website will include the balance sheet, profits and losses vs Budget for the current periods, as well as year-to-date.

3. Approved entering into the snow removal contract with Bloom Floralscapes for the 2018 – 2019 winter season with a threshold of 2" for the commencement of plowing like was adopted mid- season last year by a vote of 3 – 0.

4. Reviewed three proposals from Fielding Tree & Shrub Care. The first was for the treatment the 15 Honey Locust trees to extend their life expectancy as many of are infected with Thyronectria which can eventually kill the trees at a cost of \$3,051 the treatment lasts for 3 years. The second proposal was for the treatment that lasts 3 years of 8 crabapple trees with a growth regulator to help control fire blight infection at a cost of \$1,050. The third proposal was a tree by tree assessment of most trees at Saxony regarding trimming and removal. After reviewing the list it was decided that a number of trees that can only be trimmed during their winter dormancy, certain trees that are clearance issues with residences or driveways and up to 4 trees that should be removed due to their deteriorated condition. The cost of items selected from the third proposal was \$5,439. The work from all three proposals is scheduled to be completed by the end of December. A motion was made by President Chamberlain and seconded by VP Vallejo to approve the three projects as described, the motion was approved by a 3 – 0 vote.

5. The budget for 2019 was reviewed and discussed. It was determined that the operation budget should remain consistent with that for 2018 in order to keep up with the needed operations of the community. The reserve expenditure will be primarily for cement repairs and replacements in the streets. It was determined that the monthly assessment for 2019 can remain the same as that for 2018 at \$330. With no change in the amount allocated to reserve account funding. A motion was made by S/T Bierschbach and seconded by VP Vallejo to approve the budget for 2019, the motion was approved by a 3 – 0 vote.

Discussion items-

1. The Action Log was reviewed and there were no new items to add or delete.
2. A meeting with Bradley Property Consultants to discuss the updating of the Saxony Reserve Analysis which was last updated in late 2012 is planned to occur in the near future. It was determined that an update is in order.
3. Board members will attempt to visit residents this fall prior to the Annual Meeting. Notice of this will be included in the October newsletter. .
4. The Board has obtained a meeting room (The Forum) at Koebel Library for Tuesday, November 13th at 6:30 PM for the Annual Meeting of The Association.
5. With the attention that solar energy is receiving along with the State laws that limit the ability to reject the placement of panels on roof tops the Board will explore with the law firm the possibility of formulating an energy policy or guidelines in the event that an owner at Saxony contemplates the installation of solar panels.

There being no other business the meeting was adjourned at 12:40 PM.

The next meeting is scheduled for Monday, November 5, 2018, at 10:00 AM, at the home of President Chamberlain (9677).

Signed

Dennis Bierschbach

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