

Saxony Homeowners Association, Inc.

May 26, 2015

Minutes of Saxony HOA Board

Attendance

President - Sean McCurdy

Secretary/Treasurer – Barbara Chamberlain

Vice-President – Dennis Bierschbach

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

Homeowner guests – Sandy Robbins

Other guests - none

Quorum present - yes

Meeting called to order by President McCurdy at 6:03 PM.

Action items-

1. The minutes of the previous meeting (04-27-2015) 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 2015 year-to-date financial reports (01/01/2015 through 04/30/2015) by Peak to Peak Property Management were reviewed. Also reviewed were the bank statements dated April 30, 2015. The Financials were accepted as presented with a vote of 3-0 with the stipulation that \$5,095 spent for the trim painting will be transferred from the reserve account to the operating account and that Management will provide the details of the \$2,420.40 expended for General Grounds Maintenance in April. Financial documents posted on the Saxony website will include the balance sheet, profits and losses vs Budget for the current period, as well as year-to-date.

3. Two ARC requests were reviewed and approved since the last meeting. One request was for the replacement of a deck. It was moved for ratification by VP Bierschbach, seconded by S/T Chamberlain, and passed 3-0 at this board meeting. The second request was for repairing and replacing damaged fascia and soffits and painting the repairs to match. It was moved for ratification by S/T Chamberlain and seconded by VP Bierschbach, and passed 3-0.

4. Two small landscaping ARC requests were presented at the meeting. President McCurdy moved to approve the first request and S/T Chamberlain seconded the motion. S/T Chamberlain moved to approve the second request and President McCurdy seconded the motion. The requests passed by votes of 2-0 and 2-0, respectively, with VP Bierschbach abstaining.

5. The Board ratified a vote taken on May 7th to disapprove an ARC request submitted for a Radon Evacuation System. The ARC was submitted after installation was completed and a written complaint from a neighbor was received by management regarding the location and appearance of the Radon pipe installation directly in front of the neighbor's front door. President McCurdy moved for the ratification and S/T Chamberlain seconded the motion, which passed 3-0. In connection with this matter, after several discussions with the Unit owner by Management and the Board, it was decided to utilize the services of Saxony's legal counsel (Hindman-Sanchez) for further processing and enforcement. This undertaking was moved by President McCurdy and seconded by S/T Chamberlain, and passed on a 3-0 vote.

6. A proposal by GroundMasters and Davey Tree to trim trees damaged during the May 9 -10 snow storm was approved on May 15th. It was moved by S/T Chamberlain and seconded by VP Bierschbach to ratify this approval. The action passed on a 3-0 vote.

Discussion items-

1. Mr. Robbins shared some observations and concerns that he had regarding car parking and a problem with the light on the east side of the entrance to Saxony. He also questioned the adequacy of some of the storm related tree trimming that was recently completed around his residence. He further inquired as to the plan for dealing with dead shrubs, and if it might be possible for him to place some plants in the space currently occupied by plantings that may not recover.
2. The May 2015 Action Log was reviewed, discussed, and updated.
3. The date for the summer social hosted by members of the Board was tentatively set for the afternoon of Saturday, August 1st. It will be on the driveway at 9691 (Bierschbach residence).
4. Discussion was held regarding following up with homeowners who may have had some repairs performed on the exteriors of their residences without submitting an ARC request. The Manager will be contacting Unit owners to determine what work was performed and to request that they submit an ARC form (after the fact) in order for the records of the HOA to be complete and for the appearance of the community to remain harmonious, in accord with the Declarations of Saxony.
5. The Manager is waiting to receive a proposal covering the extent of repairs needed on the east stucco wall.
6. The Manager is scheduling to meet with concrete contractors to examine, evaluate, obtain cost estimates, and prioritize the areas that need to be replaced or repaired.

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7. Management will be touring Saxony with GroundMasters again in June to determine which (if any) junipers and shrubs should be targeted for removal.
8. The Manager is working with the landscape contractor in identifying areas that need work, getting cost estimates, and prioritizing them as the new season begins.
9. The irrigation system was turned off during the recent period of daily rainfall, and the system will be turned back on for the season when there is a need for watering.

There being no other business, the meeting was adjourned at 8:50 PM.

The next meeting is scheduled for Tuesday, June 23, 2015, at 6:00 PM, at the home of S/T Chamberlain (9677).

Signed

Dennis Bierschbach

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