

# Saxony Homeowners Association, Inc.

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April 22, 2019

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

Guest – Steve Smith, Bloom Floralscapes

Homeowner guests – Scott Jansen & Sean McCurdy

Quorum present - yes

Meeting called to order by President Chamberlain at 11:45 AM.

## Action items-

1. The minutes of the previous Board meeting (03-11-2019) 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 2019 year-to-date financial reports (01/01/2019 through 03/31/2019) by Peak to Peak Property Management along with the bank statements dated March 29, 2019 were reviewed and accepted as presented. 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. The appearance of the Bramante fence that faces the west side of Saxony has been an issue for several years. A resident has expended considerable effort to try to get the county authorities to compel the Bramante property owners to improve the appearance of the east facing portion of their fences, this effort was unsuccessful. Ultimately permission was obtained from the Bramante HOA to permit Saxony residents to paint the east side of these fences. Permission was also obtained from the Huntington Pines HOA which owns the property east of the Bramante fences. A resident obtained a bid to have the fence cleaned and painted and sought to have the five Saxony owners on the west end share the cost equally. Some of the owners questioned as to why the Association couldn't undertake the cost. The Board pointed out that the Association has no ownership or contractual obligations regarding this fence, unlike its obligations that exist regarding the fences on the other three sides of Saxony. After much discussion and upon the receipt of agreement from the five owners it was proposed that the Association split the cost with the five owners. It is the clear understanding that this is a one-time participation on the part of the Association. It is not committing to any future costs regarding the appearance of the Bramante fence as there is no assurance that Bramante owners will give permission in the future and Saxony has no way of predicting when or if the various Bramante owners replace their fence with wood or other materials which would alter the visual appearance to the Saxony residents on the west end. A motion was made by President Chamberlain and seconded by S/T Bierschbach to pay \$1,075. as the Association's one half contribution to the painting project. The motion was approved by a 3 – 0 vote.

## Discussion items-

1. Prior to the start of the meeting the Board, Manager and Mr. Smith from Bloom conducted a walk- through of Saxony to identify areas where repairs need to be made as well as to identify potential landscape improvement items for consideration. Bloom will prepare cost estimates for the various optional projects.
2. It is anticipated that a review of potential tree trimming matters will be evaluated with Fielding Tree Care after the trees have leafed out. The proposal that was prepared by Fielding last fall will be considered based on the appearance of the trees at that time.
3. In light of the break in at the mail kiosk last year and recent suspicious activity in the neighborhood, the Board is evaluating the feasibility of options that may improve security at a reasonable cost.
4. The Board is considering the adoption of an Alternative Energy Policy to guide the process if owners were looking to install alternative energy products such as solar panels. A draft of such a policy has been received from legal counsel to provide a policy that would be appropriate for Saxony and be compliant with Colorado legislation. The draft will be reviewed by the Board and addressed at a future meeting.
5. The updated owner/resident directory which will include name and address of all owners will be sent out shortly after the Manager sends a draft to the Board for its review. However, contact information such as phone numbers and email addresses will only be listed for those that have previously given written consent to have this published. If the rental tenants desire to be included, they will need to provide the same written consent. The last directory that was distributed only included those that had voluntarily consented to have contact information shared.
6. The Board has requested that Dave Littler follow up with the owners of residences that are being leased in order to update the various lease provisions in order to provide the information that is required by the Declarations. A form outlining the required information will be sent to owners that are renting their units to third parties, with a requested response by May 31, 2019.

C/O Peak to Peak Property Management, LLC.

PO Box 1808

Castle Rock, CO. 80104

303-884-4912

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There being no other business the meeting was adjourned at 1:55 PM.

The next meeting is scheduled for Monday, June 3, 2019, at 10:00 AM, at the home of President Chamberlain (9677).

Signed

Dennis Bierschbach

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