

# Saxony Homeowners Association, Inc.

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November 5, 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 10:00 AM.

## Action items-

1. The minutes of the previous Board meeting (10-8-2018) were reviewed and approved as written. They will be posted to the Saxony website:

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

2. The 2018 year-to-date financial reports (01/01/2018 through 10/31/2018) by Peak to Peak Property Management along with the bank statements dated October 31, 2018 was 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.

## Discussion items-

1. Since the last Board meeting, most residents were visited to encourage attendance at the annual meeting or at least sending in their proxy. Residents were asked for their thoughts or concerns regarding matters at Saxony. Their comments, questions and concerns were noted and reviewed by the Board for further consideration. In addition some matters that will need attention next year were noted to be included on the Action Log.
2. The Bradley Property Consultants report updating the Saxony Reserve Analysis is expected to be completed in the near future.
3. In response to some input from some residents, a few additions to the previously approved proposal for December tree trimming from Fielding Tree Care were identified as well as a couple of invalid house numbers from the overall Assessment report dated August 28, 2018. Dave Littler will be contacting Fielding to make arrangements for the additions.
4. The Board reviewed the items of business in planning for the upcoming Annual Meeting on Tuesday, November 13<sup>th</sup>.
5. In light of the break in at the mail kiosk earlier this year and the recent repair required to the box for one resident, a proposal for a stronger and more secure set of mail boxes was obtained by Dave Littler for possible future consideration. In order to install this set of mail boxes, the structure of the kiosk will need to be evaluated. The overall dimensions of the potential replacement system is slightly wider than the existing.
6. It was determined that the Saxony owner/resident voluntary directory should be updated early in 2019. The updated directory would include name and address of all owners. However, contact information such as phone numbers and email addresses would only be listed for those that have previously given written consent to have this published. If the rental tenants desire to be included, they would 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. Since that time there has only been one change of ownership involving an owner occupied residence. There has been some turnover in tenants in the rental residences.
7. The Bramante fence matter has resurfaced as permission has been received from the Bramante owners that have fences facing Saxony to allow Saxony residents to paint/stain the east side of those fences. Dave Littler will be contacting Huntington Pines to attempt to obtain their consent for accessing the fence as HP owns the land on the east side of the fences. Upon receipt of the HP consent, a Saxony owner from the west end will contact the other 4 owners to solicit their financial participation in the project early in 2019.

There being no other business the meeting was adjourned at 12:35 PM.

The next meeting is scheduled for Monday, December 10, 2018, at 10:00 AM, at the home of S/T Bierschbach (9691).

Signed

Dennis Bierschbach

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