

Saxony Homeowners Association, Inc.

August 14, 2017

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

Other guests – Bloom Floralscapes; Cindy McCord, Karen Overlin and Emilie Hanson

LawnCARE Solutions; Troy Mudgett

Emerald Isle Landscaping; Mason Laremore

Quorum present - yes

Meeting called to order by President Chamberlain at 1:00 PM.

Action items-

1. The minutes of the previous Board meeting (07-17-2017) 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 2017 year-to-date financial reports (01/01/2017 through 07/31/2017) by Peak to Peak Property Management along with the bank statements dated July 31, 2017 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 three other guests were different landscape providers who each made separate presentations and responded to questions from the Board and Manager regarding their qualifications and abilities to provide the services needed to replace GroundMasters. Each firm had individually met with Dave Littler during the weeks prior to the meeting and received a tour of Saxony as well as a list of the various services needed and expectations. During the tours Mr. Littler pointed out to each of them the areas and circumstances that they needed to be mindful of in order to satisfy the expectations of Saxony. Each company provided a proposal and contract draft with pricing for the Board's consideration. The Board and Manager will be reviewing the information provided and hopes to approve a contract at its next meeting or shortly thereafter.

Discussion items-

1. The Action Log was reviewed and there were no new matters to add to the log. The seven landscaping projects that were approved at the June meeting are to be completed by GroundMasters by the end of the month.
2. Andraos Construction has advised that the previously approved concrete work has been rescheduled (the August 1st scheduled date had to be cancelled due to new residents needing access for the moving van in order to move in) to start September 8th (weather permitting). This will be mentioned in the August newsletter, which will be posted at the Kiosk and the Manager will be advising the most affected homeowner regarding limited access to their garage and driveway.
3. In regards to the resident homeowner request discussed in item #5 in the minutes of July 17th, the resident ultimately provided a copy of the engineer's report that they obtained. Upon reviewing the report the Board decided to have its engineer review said report and visit the site in order to ascertain that the proposed remedy to the drainage issue was adequate. The Board's engineer provided a report containing some suggestions that were agreed to by the resident's engineer. The project will be inspected by both engineers after the old concrete is removed and they can determine why the initial drainage system appeared to fail. The engineers will work together to recommend the proper solution to the drainage problem and make suggestions as to the appropriate amount of fill and landscape work that should occur to maintain the integrity of the newly installed drainage system. With a properly functioning drainage system and proper landscape work the new concrete driveway, sidewalk and front steps should be easy to maintain. The Association will be responsible for the drainage solution as well as getting the landscape correct in order that the drainage solution can properly function. The resident is responsible for all of the concrete work, including the establishment of the proper base for it.
4. The Saxony summer social was held on Saturday August 12th from 2:00 – 4:00 PM on the driveway of S/T Bierschbach (9691) and those in attendance enjoyed visiting with their neighbors and meeting some that they hadn't previously met.
5. The property manager has contacted Arapahoe County who will be inspecting the fences of the four Bramante residences that are along the west border of Saxony and sending letters to the owners advising them to repair and improve the appearance of their fences. This action was taken after several contacts with the Bramante manager since this past spring which produced no apparent progress.

There being no other business the meeting was adjourned at 3:30 PM.

C/O Peak to Peak Property Management, LLC.

PO Box 1808

Castle Rock, CO. 80104

303-884-4912

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The next meeting is scheduled for Wednesday, September 6, 2017, at 1:00 PM, at the home of VP Vallejo (9637).

Signed

Dennis Bierschbach

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