

07-16-2022/8-20-2022 RRE HOA Board of Directors' Meeting Minutes

Attendees: Alan Ahlgrim – President, Terra Jakobsen – Vice President, Julie Orbanosky – Treasurer, Chad Lewkowski – Director of Grounds, Patrice Cucinello – Secretary.

The agenda for the meeting included the planning for the summer Annual HOA Meeting (targeted now in late August to accommodate schedules), an update on the grounds/landscaping issues, discussion around the existing insurance contract and potential to increase coverage to include the indemnification of the Board of Directors and the planned update of the HOA website.

Annual Meeting Planning: The Annual HOA Meeting will be held at the end of August (Saturday, August 27th) in the park on Jade Lane. Terra Jakobsen will handle the distribution of notices and communication with the homeowners to make the HOA aware of the upcoming meeting. Julie Orbanosky will complete the 2022/2023 RREHOA Annual Budget for the meeting. The HOA remains in good financial standing and there is no anticipated change in the HOA annual dues on a per lot basis for the 2023 calendar year.

Grounds/Landscaping Update: Jeremy at Cut&Grow is closing his business and moving on to a new opportunity. The landscaping contract for the HOA grounds will be assumed by Panorama on existing terms. Panorama currently handles a number of larger corporate clients in the Longmont area. Depending on performance, Panorama can competitively bid for the contract for the next season. Park can receive both water from the City of Longmont or can utilize Dale's water. This year the water received in the Spring was insufficient at the start of the season to appropriately water the HOA park on Jade. In addition, the water pressure was noticeably light. Chad Lewkowski is working with Dale to install a new pump that will improve the water pressure in the Jade irrigation system. HOA will continue to first use Dale's water as it is most cost effective, but is set-up with City of Longmont water access and can switch depending on next season's needs. St Vrain Arbor company will come and assess the health of the large tree in the Jade park once the leaves have fallen in the fall. The bench under the tree is slated to be moved out from under the branches.

Insurance: Given the change in Colorado law around HOA liability, Julie Orbanosky inquired with existing insurance company and will institute a change in the plan to include the indemnification of the RREHOA Board members.

HOA Website: The original hosting service contract expired which resulted in the loss of access to the existing website. Given the lack of functionality in the original HOA website design, Chad Lewkowski is working with a website design freelancer to relaunch the HOA website in the coming months.