

APERTURE HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING
JULY 25, 2023
VIA ZOOM – 3:30 PM

Present: Bruce Mclean
Jim Stormont
Mark Hoesterey
Emily McGaughy
Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:30 p.m. and confirmed a quorum.

A motion was made to approve the minutes of the November 3rd, 2022 meeting. The motion received a second and it was unanimously approved.

Prior to the meeting a financial report had been distributed to the Board. Joe said legal expenses were running a little high as compared to budget. The legal work included the updates to the governance policies required by the Colorado Common Interest Ownership Act ("CCIOA"). Snow removal was approximately \$9,000 over budget due to a big snow year. It was generally agreed Lacy Construction had provided good service for snow removal on the roads. Joe agreed to work on a list of service providers in the valley to make it easier for new owners. It was agreed Waste Management would be recommended for trash and recycling so there would just be the one trash truck driving into the neighborhood.

Joe said landscaping was running a little high against budget but the landscaping was generally looking good. Joe explained Water & Sewer had adjusted their billing and the minimum water charges. As Aperture owners paid a higher rate, as per the agreement between the Town and the Developer, than other owners in the area it was a significant cost each month even if the home was not occupied. It was agreed the Board would discuss in more detail. Joe agreed to review the agreement between the Town and the Developer to find out if there were any other charges which seemed high and unreasonable. Once landscaping became established it might be possible to reduce irrigation.

Joe explained there was approximately \$55,000 in the Checking account and a Reserve account had been set up with \$8,600. Joe said he anticipated the Association would be able to add \$23,000 into the Reserve account (as budgeted) at the end of the year despite some line items running high against the budget. Joe explained he had been following up with some owners to reduce the \$7,000 in Receivables and a significant portion of that amount had been due from one owner. Joe said that money had now been recovered as the owner had not been aware of the dues payments.

Joe said SGM, engineering, had inspected drainage and Marcus Lock, Law of the Rockies, had drafted a Resolution explaining how water discharged from a sump pump could be dealt with. Joe said it would be necessary for some contractors to correct damage to the swale by the edge of the road to make sure the water flowed correctly. Mark made a motion to approve the Sump Pump Resolution. Emily seconded the motion and it was unanimously approved.

Joe explained Jim Jose had completed a review and approved the plans submitted for Lot 16. Joe said sketch plans had been submitted for Lot 12 and those plans had been reviewed and approved by Jim Jose. Joe explained Jim Jose had prepared an approval letter to the architect for the Lot 12 sketch plans. Final design plans would be submitted for Lot 12 and the Board would comment.

Joe explained revisions for Lot 14 had been submitted and circulated to the Board. Jim Jose had reviewed the revisions of June 5th and Jim confirmed the plans were in compliance with the guidelines. Joe said he would draft a letter for Board approval prior to sending it to the architect.

Concern was expressed about a bus parked on Town property outside of the Aperture property lines and somebody was living in that bus. Other items were parked along the road, including snowmobile trailers. Joe said he had spoken to Charlie Farnan and Charlie was going to go to the Town to discuss the parking restrictions for summer. Joe agreed to reach out to Charlie Farnan for an update and follow up with the Town if necessary.

Michael Weil had been given approval to store dirt on a neighboring lot. It was agreed Michael Weil needed to restore the area to its original condition and correct any drainage issues as the project neared the end of construction. Construction parking and roaming dogs from construction sites was a problem and the issues were getting worse and would continue to grow. It was agreed contractors had to be advised of the regulations and owners needed to inform contractors and assist in the enforcement of those regulations. Preconstruction meetings with the contractor and the owner of the lot was suggested and Mark agreed to research. After discussion Joe agreed to draft a letter to owners reminding them of the regulations for parking, trash, storage, dogs, dirt storage and drainage.

The short-term rental regulations permitted rentals of a minimum of 7 days duration and the details of the use of the property were very specific. Joe said he would notify an owner of the regulations.

Landscaping plans would be reviewed. The Board would focus on lot lines and hardscaping rather than specific plants.

At 4:20 p.m. the meeting adjourned.

Minutes prepared by Rob Harper, Toad Property Management