

Windjammer Homeowners Association

Board of Directors Meeting Minutes

June 15, 2023

Board Members Present: Mark Hrdlichka Marsha Madsen Jonas Hedlind
Ashlin Wilson

Others Present: Gene Killian

Absent: Mark Bailey Sarah Boatright Brian Millburn JR Misleh

Mark presented the agenda. A quorum was present for the board meeting.

COVENANT ADMINISTRATOR: Gene presented the Field Survey Report. 25 items, 15 new and 10 that need to be closed. Ashlin motioned to close 10 items, Mark seconded. Gene will be printing his own postcards from now. Ashlin motioned to raise his pay \$25 to cover paper and printing expenses. Mark H seconded. Gene's pay will increase to \$545 starting in July.

COVENANT COORDINATOR: Absent

APPROVING AUTHORITY: Absent

DELINQUENCIES AND LIENS: There are currently no lots in arrears. There are no financial liens.

MINUTES REVIEW: The minutes of the last board of director meeting were reviewed. Mark made a motion to approve as written; seconded by Marsha. Motion passed by voice vote.

OLD BUSINESS: None

UPCOMING BOARD MEETING SCHEDULE:

- 3rd Thursday of the month at 6:30PM
- Next meeting is 7/20 at 6:30pm Library 21 C Room B2

SECRETARY/TREASURER: Discussed the three new bills that Legislation passed this year affective August 1, 2023. Jonas will send out an email to association members about the Task Force being created by the State for Homeowner Rights. No action was necessary for the Legislation concerning electric vehicles. To fulfill requirements for Legislation on water-wise landscaping, Ashlin will have the CSU Extension Plant Select Organization's website added to the HOA website.

EXECUTIVE COMMITTEE REPORT: No new information.

PRESIDENT: Discussed fining process and ensuring everything is understood by all Board Members. Planning on moving the yard sale in 2024 to a later month.

LANDSCAPE: Backflow testing completed and sent to CSU. The bill for testing has been paid. Marsha submitted a repair report for the Windjammer sidewalk on COSGo app. A repair on Lexington sprinklers is ongoing. Two locks were cut on the backflow systems and need to be replaced. Marsha will get new locks and will be reimbursed. One of the backflow cages is no longer attached to the cement and needs to be

fixed. Mark is sending a referral for a handyman to fix the cement issue. Three trees around the perimeter are needed to be removed. Marsha will contact Front Range Arborists to get an estimate to remove the trees.

WASTE REMOVAL: No issues expressed.

WEBMASTER: Discussed moving the newsletter to more of a blog type post. Also discussed reducing the newsletter to only 2 publications a year instead of 4.

COMMUNITY CONCERNS: Absent

GREETER: Absent

NEW BUSINESS: Discussed starting a lawn of the month to be posted to the website.

ACTION ITEMS: Any specific action items will be sent via email.

Motion: Mark motioned to dismiss. Ashlin seconded. Motion passed.

The meeting was adjourned at 7:24 PM