

Mirasol Senior Community
HOA Executive Board Meeting
9/6/2019
9:00 a.m.

Board members present: Andy Bickers, Darcy McClure, Deb Callies, and Ron Grassi

Others: Sharlet Lee and Mike Hersh

Andy Bickers called the meeting to order at 9:00 a.m.

- Review and approval of the May 25, 2019 minutes
- Review attorney's answers regarding Rules and Regulations regarding signage. Attorney put together a packet referring to each item. Attorney went into detail regarding political signage.
 - Andy did not feel there was any urgency to adopt the policy. Ron suggested we adopt the policy at this time. Sharlet stated the regulation is already in place, but we need to give residents time before elections.
 - Darcy asked whose responsibility it will be to notify the residents. Sharlet stated it is Loveland Housing Authority's (LHA) duty due to them being the property manager. LHA would need to notify, and hand out documents of the rules and regulations. Sharlet stated it would be effective immediately, and will be enforced immediately, but they would have 45 days to comply. Sharlet recommended the president of the HOA board send a note with the rules and regulations. Sharlet recommends someone be appointed to field any calls from homeowners. It was determined that Donita Fogle is the property manager.
 - Ron asked about compliance. Non-compliance would result in a letter and default to original documents of the HOA. Sharlet explained non-compliance in reference to this subject to the board.
 - Andy asked for a motion to pass the signage policy. Ron made the motion to adopt the policy immediately. Darcy seconded the motion, all in favor.
- Andy reviewed other questions that were posed to the attorney.
 - There is not a limit on the number of homes you can own. The attorney's recommendation is to leave it as is. This also applies to the number of homes an owner may rent. Again, the attorney recommends to leave it as is.
 - Interior changes to inside of home not visible to the outside are allowed. Also, if someone owns two connecting homes they can remodel into one unit, but the fees will remain as two units. Homeowner would not be responsible for returning the home to its original state.
- Darcy asked the question if everyone in a unit has to be 55+. One resident must be 55+, per HUD. LHA's practice is everyone must be 55+.

- Sharlet reviewed the financial statements for the second quarter.
- Andy reported there is not an update regarding birdfeeders. Notices have been sent out to residents.
- Mike reported on the fences for the south side of Mirasol Community. There were maps and pictures passed out. Mike has obtained estimates. It was determined this is a common area expense.
 - A motion was made by Ron to proceed with the fence not to exceed \$5800. Darcy seconds the motion.
- Mike discussed the options for snow removal, and lawn care for next year for the homeowners.
 - Sharlet stated there will need to be a special working budget meeting in October. At the budget approval meeting October 25th there will be a decision regarding the snow removal, and landscaping contracts. A contractor will need to be decided on before the Homeowner's Annual meeting. The results will be shared at the Homeowner's Annual meeting.
- The board discussed the garden box at 1262 Inca Dove Circle. Mike has looked, and taken pictures of the area. The work was completed outside of the owner's property without approval from the HOA. Mike will follow up on the situation. A discussion ensued regarding who would send the letter to the homeowner; the architectural review committee, or the HOA board. Andy is concerned regarding who will enforce a letter. The decision will be setting a precedent for future homeowner issues. Darcy will review the declarations and report back to the board.

Andy adjourned the meeting at 9:48 a.m.

Next meeting (working budget meeting) is scheduled for October 1, 2019 at 8:00 a.m.