

# CCVNHOA Annual Board Meeting

## Hope United Methodist Church

December 10, 2013

7 PM

In attendance: Dean Goss, Bill and Mary Lou Smith, Frank Hare, Barbara Dorsey, Rick Spoor, Alan Saltzman, Karen Kronauge, Anne Egan, Mary Chedsey, Terry Mancini, Susie Roy, Kathie Harris, Katie Kleeman, Teri Castledine, Russell and Sherri Foote, Shelly Goss, Rob Yang, Gary Kleeman, George and Nancy Sharpe, Sunny Weber, Ron Rakowsky, T.J. Gordon, Concha McNamara, and Tom McCarthy

Meeting commenced at 7:08 pm.

President's Report/Year-End Review: Dean Goss opened the meeting and commented on the great attendance. He mentioned that last year 8 houses sold in CCVN, with an average home price of \$608,000. The neighborhood holds its value very well. The board is planning some improvements along the Tufts Avenue entrance. These improvements might include boulders and downcast lighting along the wall. There is one more 2013 HOA party coming up on Sunday, December 15<sup>th</sup>, from 6-9:30 PM at the home of Raj Devarajan and Sangeeta Guhathakurta, 9162 E. Tufts Circle. Please join us.

Treasurer's Report/Budget: Karen Kronauge presented the 2013 Budget Report. The report is extremely similar to those of previous years. The HOA did print a neighborhood directory this year. The directory is printed every other year, so we will not see that line item on next year's budget. This year we did something special by offering a 10% discount on 2014 HOA dues for the neighbors who returned their social surveys. A question arose regarding the cost of the storage unit. Karen responded that the cost is high because all storage costs are increasing.

Vice President's Report/Website Design: Frank Hare introduced himself. He has taken on the job of website design and management for the HOA. All HOA documents are on the website, including newsletters, board meeting minutes, and the HOA Policy and Procedure Manual. Please let Frank know if there is something else you would like to see on the website. Some neighbors have suggested possibly including more information about the neighborhood events. A suggestion was made that perhaps we could include a resource page with recommendations for landscapers, etc. Dean mentioned that the board has discussed this but that it is not in the HOA's best interest to recommend people in the event that there are problems with work done.

Social Survey Results and Drawing for 2014 HOA Dues: Mary Chedsey presented the highlights of the 2013 Social Survey. Of the 190 residences in CCVN, 77 surveys were returned, representing 41 percent of the neighborhood. This includes 146 adults (in 77 households) and 62 children (in 32 households). 65% (50) stated that the social events add value to the

neighborhood and to their households. The others found value for the neighborhood, but did not participate in events due to travel or children's ages. Only three households did not feel the social events added value to the neighborhood or their household. We are on the right track with keeping the social events. 12% (9) of survey participants have lived in CCVN for 30 years or more. This certainly speaks to great longevity in our neighborhood. Most people typically attend 1-3 events per year. Email was the highest requested reminder with entry signs following close behind. 26 households said they would be happy to help host an event. 7 people volunteered to help clean-up, decorate, and shop. The lucky winner of the drawing for free 2014 HOA dues goes to the Warner family. Congratulations!

Nominations and Elections: Dean Goss opened the discussion by saying that we always need new board members. He mentioned that Katie Kleeman wants to serve on the board. Sunny Weber said that she is also interested in being on the board. Rick Spoor added that the board meetings are a real pleasure to attend. Dean nominated Katie Kleeman to an at-large board position, approved unanimously. Dean then nominated Sunny Weber to an at-large board position with unanimous approval. Rick nominated himself as Secretary, seconded by Karen, and unanimously approved. Mary Lou Smith said that she will step down as Secretary and move to an at-large position. Mary Lou then nominated Mary Chedsey as President, but Mary declined the nomination. Dean was nominated as President with unanimous approval.

City Council Question and Answer Session: Councilman T.J. Gordon updated the HOA on plans for CCVN undergrounding. CCVN is the first residential neighborhood to participate in the Excel Energy 1% fund. The City engineers and Excel Energy have published maps of where the undergrounding will take place. The scope of the undergrounding project has changed; there are many more challenges than originally thought. As of now, there will be two main undergrounding projects in CCVN, one along Radcliff Avenue from Yosemite Street to halfway between Akron and Alton streets. The second project will be at the cut-through on Tufts Circle. City engineers and Excel Energy are currently in the process of designing the projects. T.J. noted that in his discussions with City Engineers, he learned that it would cost between \$20,000-30,000 if the homeowners in the four houses near the Tufts Avenue extension choose to extend the undergrounding along the power lines from Tufts Circle north to Tufts Avenue. T.J. also noted that the City has not received any direct contacts from the HOA or the homeowners that they in fact want to increase the scope of the project at their own expense. T.J. mentioned his article in the August HOA newsletter concerning last summer's road construction projects and the City's plans for this summer's road projects. Meeting attendees mentioned that the new roads are great. The December newsletter will contain information about the City's budget. Rob Yang inquired about the construction in Village Greens Park. T.J. said that the City is removing its now illegal tap from Cherry Creek State Park and adding a new tap directly to Denver water lines in the CCHS bus lanes. This change will save Greenwood Village residents money in the long run because the city had been absorbing the small costs incurred on the west side of the State Park. Mayor Ron Rakowsky said that AMG National Trust Bank is building a beautiful new Colorado headquarters at the northwest corner of Caley and Greenwood Plaza Blvd in the city town center. This is a wonderful opportunity for the City as

AMG currently manages over 3 billion dollars in assets. County Commissioner Nancy Sharpe says she misses our neighborhood. She said that the County has approved the mill levy, with county revenues flat. From a county standpoint, things are very solid financially with a structurally sound budget. Rob Yang asked about the renovations to the Dairy Queen strip mall. T.J. said that this is primarily a facelift on the façade of the old flower shop and a few of the surrounding storefronts. The former Greenwood Floral location will be converted into a made-to-order pizza place with a made-to-order burrito shop next door. These businesses are not franchises and the new owners are really excited about their potential. Fiddler's Green is preparing to undergo a huge and overdue renovation this summer financed by Anschutz. Russell Foote mentioned that Frisbee golf at Village Greens is a great addition to the park. The Mayor also reminded everyone that the Greenwood Village Trader Joe's Market will be having its grand opening on Valentine's Day.

ARC Summary: Alan Saltzman said that it has been a pretty active year for the HOA Architectural Review Committee (ARC). Most home improvements have added to the value of the neighborhood. Alan stated that the biggest issue for ARC is making sure that the guidelines for roofing materials are followed correctly. It is critical that these requests go through ARC because the list of approved materials is always changing. It is not always about the heaviest or best roofing material because in some cases these materials can damage a roof. Rick asked Alan to go over the process of submitting an ARC request. Alan said that he reviews the proposed project (submitted on the ARC form available on the HOA website); he then visits the home and studies the project. Most projects are approved on the spot. After Alan has finished his review process, Anne Egan drafts and sends a letter to the homeowner. The entire process is usually complete within two days. Paul Opegard also serves on the ARC. Paul and Alan work together to ensure that a project looks good, especially making sure that it is pleasing to the neighbors in the immediate visual line of sight. Alan said that solar panels will always be approved since it is the right thing to do from a cost and environmental perspective.

New Business: Rob Yang asked if someone could store the HOA storage unit items in order to save money. The board answered that this is not feasible because there are sensitive documents and board members need easy access to the items in the unit. Tom McCarthy asked if the HOA could do away with the printed newsletter and only publish it online. The board said that while the newsletter is a significant expense, it is important that all neighbors have access to it. A suggestion was made to clearly mark the HOA mailbox at the Tufts Avenue entrance.

Adjourn: Meeting was adjourned at 8:10 pm.