

**Poudre Overlook Homeowners Association
Board of Directors Meeting Minutes
October 9, 2018**

A quorum was established. Buck called the meeting to order at 6:30 p.m. Attendee information is summarized in the table below:

Role (officer and committee chairperson positions)	Person	Present
President	Buck Hammond	yes
Vice-President	Keith Knight	yes
Treasurer	Keith Knight	yes
Secretary	Walker Flanary	Yes
Landscape	Gloria Jones	Yes
Architectural	Irve Denenberg	Yes
Social	Mary Ann Goyn	No
CCRs and Bylaws	Walker Flanary	Yes
Communications	Andrew Mowery	Yes
At large	Paul Janov	Yes

The minutes for the September 11, 2018 Board of Director’s Meeting were presented for approval. Motion to approve the minutes was duly approved.

Committee Reports:

Landscaping

- Gloria reported that she, Andy and Buck met with Mill Bros. to discuss the excess watering issue as it concerned the new landscaping project. Mills Bros. agreed to credit \$1450.00 off of their bill for the project. They also agreed to spray and line trim for weeds and shut off the sprinkler system. As of this date none of this has been accomplished, however, Gloria has shut the water off herself. Also, Gloria has interviewed two new landscaping contractors and hopes to have bids available for review in the near future. Keith stressed that any new contract should be scrutinized carefully for specifics as it relates to our property and the necessity of appropriate insurance coverage. Finally, Gloria noted that 21 homeowners attended the unveiling and weed pulling event for the new landscaping.

Communications

- Andy reported that the HOA web site will be up on a new platform, “Wordpress” and that it should be up and running in about a week.

CCRs and Bylaws

- No new business was noted. Walker referenced the ACC report of the non-conforming roof and will await further instructions from the board as directed.

Architectural

- Irve circulated among the board members a picture of the proposed garage door height extension for Glenn Johnson at 1432 Bubbling Brook Court. Upon review and motion duly approved, the alteration to the exterior of the home was approved. Also, circulated and reviewed by the board, was correspondence concerning Kevin and Linda Brucker (1386 Tributary Ct.) and their installation of a non-conforming roof color without approval by the ACC. What followed was extensive debate and deliberation among board members concerning potential action and remedies for the violation. Finally, upon motion duly made and approved, it was resolved, that the homeowner would be offered the following options:
 1. Pay a fine of \$1500.00 and replace the roof with the conforming color shingle (Driftwood, Weatherwood or substantially similar color as available) within three years or upon sale of the home whichever is earliest.
 2. Pay a fine of \$3000.00 and replace the roof with the conforming color shingle (as noted above) within eight years or upon sale of the home whichever is earliest.

It was noted, of course, that the homeowner could always replace the roof immediately without penalty upon being notified of the violation. Buck will contact the HOA attorney and set up a meeting with Walker to review these options and to draft a formal notification to the homeowner of the board's decision concerning this matter.

Social

- Mary Ann was absent and no report was presented. A discussion ensued concerning the successful turnout for the Fall Fest. It was mentioned that perhaps next year the time should be scheduled for later in the day, perhaps from 4pm to 7pm.

Treasurer's Report

- Keith presented a written financial report to all board members which is incorporated herein by reference, which, upon motion duly made and approved, was accepted.

Old Business

- None reported.

New Business

- None reported.

The next board meeting will be scheduled after the annual meeting as agreed upon by the board.

Meeting adjourned at 8:20 pm.