

POUDRE OVERLOOK

Regular Board Meeting Minutes July 9, 2025

The Poudre Overlook Homeowner's Association (POHOA) Board of Directors (BOD) Regular Meeting was called to order by Lora Ballweber, President, at 6:30 PM July 9 2025 at the Fort Collins Senior Center, as set forth in the notice of the meeting.

A quorum was established with 4 of 5 Board members, L. Ballweber, J. Ballweber W. Flanary, and C. Jones present. J. Hutchinson were not present. Four HOA households attended the meeting.

The proposed agenda set forth by the President was adopted without comment or correction as well as the minutes of the May 6, 2025 regular Board meeting and the May 28, Special meeting.

ACC:

Three requests were submitted and approved by the ACC.

Unfinished Business: Reserve Study

L. Ballweber suggested that there were 3 options available to bring our reserves up to a reasonable level approaching the 50% mark, which is a generally accepted as a moderate level for HOAs such as ours. These options are as follows:

1. Maintain the status quo (no line item in the budget dedicated to increasing reserves)
2. Enact a Special Assessment if approved by the members
3. Enact an increase of the annual dues for a period of two years if approved by the members.

Discussion ensued including an opportunity for comment by the attending members. Walker Flanary moved to put the question of raising the dues by \$65.00/month for two years before the membership at the next annual meeting. The motion passed 3/yes, 0/no.

New Business:

Ratification of the contract for bookkeeping services by Keith Knight for the HOA. Clay Jones moved to ratify the contract which passed 3/yes, 0/no.

The New (amended) Collection Policy (as dictated by recent legislation) that will take effect August 7, 2025 and was mailed to all members. Walker Flanary moved to approve the new policy and after discussion and member comments the motion passed 3/yes, 0/no. Discussion and member comment ensued regarding the issue of dogs at large in the community. The issue will be postponed until the next meeting following further investigation of the matter and consultation with the HOA attorney.

No new items were presented to the Board during the open forum

Jeff Ballweber moved to enter into Executive Session at 7:20 pm. The motion carried 3/yes, 0/no.

The Board came out of executive session and Jeff Ballweber moved to adjourn at 7:38 pm and the meeting adjourned without objection.

Walker Flanary, Secretary



A handwritten signature in black ink, appearing to read "Walker Flanary", is written over a horizontal line.

COPI