

POUDRE OVERLOOK

Regular Board Meeting Minutes September 15, 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 September 15, 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. One HOA household attended the meeting.

The proposed revised agenda set forth by the President was adopted without comment or correction as well as the minutes of the July 9, 2025 regular Board meeting.

ACC:

Three requests were submitted and approved by the ACC.

Treasurers Report:

Subscription cost of Quickbooks was discussed, which will be further investigated by W. Flanary and J. Ballweber. Discussion ensued regarding investment options with regard to HOA reserves.

Landscape Committee:

Gloria Jones discussed the ongoing emerald ash borer infestation in the area. She proposed the continuing treatment of ash trees in the entry median and those in the blue grass area of the entry way (6 total) but recommended cutting down 4 trees in the buffalo grass area that have been damaged by winds over the years. Motion was made by C. Jones to approve the ongoing treatment of the 6 referenced trees and the removal of the 4 other trees with an estimated cost of \$2045.00. Without further comment, the motion carried 3/yes, 0 no.

Unfinished Business

Discussion ensued regarding the placement and wording of signage advising that dogs must be on leash and to clean up after your pet as well as additional "No Horses" signage. J. Ballweber moved that W. Flanary and C. Jones proceed to expend the necessary funds to acquire the signage, posts and hardware to install the signs. Without further comment from the members, the motion carried 3/yes, 0/no.

New Business

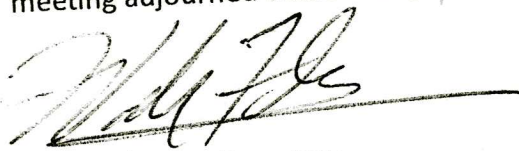
L. Ballweber presented an old Board resolution concerning collection of delinquent assessments (02/01/2006). Discussion ensued regarding the outdated nature of the resolution given the HOAs new collection policy and recent legislative changes. W. Flanary moved to rescind the resolution, and without further comment from the members, the motion carried 3/yes, 0/no.

L. Ballweber invited discussion of annual meeting dates and Board meeting dates in order to meet the necessary time frames to advise members of the proposed budget increasing dues to \$65.00 per month for two years to replenish reserves. She will investigate dates in December at the various venues to secure a location for the annual meeting.

Open Forum

Discussion ensued regarding the budget request for reserve funding and presentation to the members at the annual meeting. Thereafter, W. Flanary moved to enter into Executive Session at 7:44 pm, and without further comment from the members, the motion carried 3/yes, 0/no.

The Board came out of executive session and W. Flanary moved to adjourn at 7:50 pm and the meeting adjourned without objection.



Walker Flanary, Secretary

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