

Saddleridge of Fort Collins Merged Association
Board of Directors Meeting Minutes
Monday August 26th 2024 5:00 pm (Zoom)

1. Attendance/June Meeting Minutes Review: Board Members Eric Sorenson, Caitlin May, Randie Bell and Katherine Martinez were in attendance along with Tom Hannon. The meeting minutes were reviewed and approved as drafted with a minor typo correction.
2. Landscaping Overview/Feedback (Patrick DePreist Departure/ Brandon Jenkins, Matt Herbermann) Caitlin reported that she had met with Matt Herbermann, who had taken Patrick DePreists position with Green Earth and requested an extra mowing in the next two weeks. Tom agreed to specify that in the 2024-2025 Green Earth Snow Removal contract that the snow removal threshold should be 2” on sidewalks and 4” in the parking lot/drives.
3. Neighborhood Watch Volunteers (3 Volunteers): Tom reported that he had received responses from 3 residents expressing an interest in the Neighborhood Watch Program. Tom agreed to coordinate with FTC Police or the Larimer County Sheriff’s Department, as appropriate to assist in getting a meeting of the volunteers.
4. Misc. Carpentry Repair Plan: Tom presented hourly bids as requested by the Board for work to be performed at Bldg. 6 by Timely Work and Certa Pro at Bldg. 11, in order to evaluate and estimate future work. He had also specified that all areas around porches should be caulked, and flashing should be added wherever possible to assist in moving water away from the porches. Any MDF siding or trim should be replaced with Hardie board, concrete board or a synthetic trim. Approved Pricing for Certa Pro and Timely Work listed below along with APD, who was not selected as a vendor for this work.
Certa Pro: -\$75/Hr. 10% Mark-Up
Timely Work: \$75/Hr. 10 % Mark-Up
AP and: D: \$60/Hr, No Mark-Up.
5. Budget Review/Delinquencies: Tom provided a brief overview of the Budget and delinquencies.
6. Saddleridge Tree Work (Fine Tree Service): Caitlin agreed to meet with Josh Fine to review the trees in the Association to come up with a plan for pruning and treatment.
7. Republic Trash Service Review: Tabled.
8. Fetch Poop (No Contract-\$5/200 Bags 2x Week): Tom noted that Fetch Poop was picking up dog waste 2x/week in order to stay on top of the dog waste. He noted that per his discussion with the owner of Fetch Poop, he didn’t believe that switching to one time per week would result in a significant savings. He agreed to put Caitlin and Steven in touch with each other for further conversation.

9. Dumped Items Protocol/Assessment: The dumping of items was reviewed. Tom noted that his staff was posting notices on oversized items allowing residents 72 Hours to remove items. Any identifying information on items is forwarded to office for direct contact. Cost of removing items is assessed to owner.

10. Updated Collection Policy: Eric made a motion to approve the Collection Policy which was seconded by Caitlin and passed unanimously, to be signed by Eric Sorenson.

11. Bed and Breakfast Easement Request: Heather Kyseth, the owner of the property at 920 Overland Trail is proposing to open a Bed and Breakfast on the property and is requesting an easement on the far West side of the Association's property to connect water lines and sewer lines. Owner is proposing \$20,000 for the access easement. Owner has been assured that the sewage capacity is adequate to tie-into. A tree would need to be removed to accomplish this, which would be paid for along with any other necessary landscaping and asphalt/concrete repairs. The Board expressed concern over future problems stemming from the sewage connection. Tom agreed to seek additional reassurance from the City of Fort Collins regarding the adequacy of the sewage line. Eric suggested that an ongoing easement fee might be a better option to pursue. Caitlin was generally opposed to the current plan. Current Zoning is Low Density Mixed Use.

12. Splash Pool Service (Closure after Labor Day-Winterization by Early Nov.) Tom reported that a Spa Blower may need to be replaced according to Splash Pool Service. An estimate had been requested.

13. Pool Damage Vandalism (\$1345): Tom noted that the total cost of the vandalism to the pool area was \$1345, which had been submitted to the Court System for restitution by the offender.

14. Gutter Cleaning: Tom reported that with gutter guards, he expected that the gutter cleaning would be minimal this year. Performance Gutter had cleaned these gutters in the past, but Green Earth might also be able to assist.

15. Snow Removal Contract: A Snow Removal Contract had been requested from Green Earth. Caitlin wanted to ensure that the snow removal thresholds were set at 2" for sidewalks and 4' for plowing. Snow removal would occur beginning after snow cessation.

16. Insurance Renewal (11-1-24): Tom agreed to solicit estimates from outside carriers, although he noted that premiums were generally lower with the current carrier.

17: Board/Annual Meeting Dates/Times: The next Board Meeting was scheduled for 10/28/24 at 5:00 pm. The annual meeting was scheduled for 11/25/24.

18: Edward Jones Investment Review: Tom agreed to provide additional details on the Association's Investments. The Board suggested that the Edward Jones Agent might be able to provide additional recommendations at a future meeting.

ZOOM MEETING INVITATION:

Saddleridge of Fort Collins Merged Association BOD Meeting 8-26-24 (5:00 pm MST)

Join Zoom Meeting: <https://us02web.zoom.us/j/7221646978?omn=83747877379>

Meeting ID: 722 164 6978

(Join by Phone)+1-719-359-4580