

Saddleridge of Fort Collins Merged Association

Board of Directors Meeting Minutes

Monday April 29th 2024 5:00 pm (Zoom)

Board Members Caitlin May, Katherine Martinez, Eric Sorensen and Randie Bell were in attendance along with Tom Hannon with Brass Key Property Management and 8 owners.

1. Emerald Ash Borer Treatment vs. Replacement Discussion (Fine Tree Service)

Josh Fine reported that a late frost in May 2023 had slowed the advance down. Untreated trees infected with EAB will die. Treating some trees and leaving others to die was discussed. Josh suggested treating some and beginning to remove and replace some trees now to spread the expense out. The Board agreed to identify those trees worth saving. The discussion was tabled.

2. Balcony Railing Coating/Composite Cap Review

Balcony railing painting and composite caps had been completed and approval to issue final payment had been given by the Board. The Board asked Tom to get three time and material estimates to share at the next meeting and the Board discussed splitting up the work by building between contractors.

3. Green Earth Contract: The following points in Green Earth's contract were discussed:

- a. Vinegar or Steam Based Weed Control in Beds.
- b. No weed control in turf.
- c. Milkweed/Sunflower/Clover to be preserved.
- d. Tree Mulching discussed, awaiting a bid from Green Earth.
- e. Personalization of areas adjacent to units was acceptable and encouraged. Owners were encouraged to put a painted rock in the planting area to signal to the landscape contractor not to spray in the area.

4. Backflow Device Replacement: (4/8 Stolen: \$8,648.96): The Board voted unanimously to approve the backflow device replacements. A police report for the stolen backflow devices was filed: Case ID: 24-5857

5. 10 C and 9C ABS Drain Line Leaks/Repairs: Two very similar leaks in the ABS Drain Lines were repaired at 10C and 9C, at a cost of around \$500/Repair.

6. Dryer Vent Status (Premier Roofing): Premier Roofing was scheduled to be on site to walk all roofs to inspect dryer vents from the exterior, then begin getting into attic spaces.

7. Drug Paraphernalia on property: Tom reported that needles had been found at the property, particularly around Building 6. His staff was tracking when they were found and where, and the frequency had improved dramatically.

8. LED Lighting Issues (Warranty Claim with Manufacturer): Tom had been in touch with the installer and manufacturer regarding a claim on the lights. The lights were covered under warranty, but not the replacement of them.

9. Community Garden Discussion/Owner Feedback: Several owners expressed concern about a community garden and suggested that owners should be encouraged to take advantage of other plots available around the city. Concerns included the need for fencing, irrigation concerns, upkeep and the potential nuisance to adjacent residents. Caitlin and Katherine both agreed that they didn't feel like a community garden was a good fit for the Association, but suggested that an orchard of fruit trees might be worth looking into.

10. Other Business: Illegal dumping of oversized items and leaving things by the dumpsters for someone to pick up was discussed. Caitlin suggest that the Board might consider a notice that maintenance could place on the items to encourage the items to be used.

There being no further business, the meeting was adjourned.