



1101 - 1254 South Yosemite Way
Denver CO 80247

**Board of Directors Meeting
Minutes
January 15, 2018 - 6:30 PM
Weststar Conference Room**

A. Meeting was called to order at 6:31 PM

1. Board Members Present: Ross VanVoorhees, President; Nancy Morris, Secretary; Dino Lainus, Vice-President; & Lidia Saniuk, Treasurer.
2. Board Members Absent: None.
3. Also Present: A. Hackney & tenant #13; Becky Wilde, #18 and Chris Ricketts, CMCA, CAM, Association Manager.

B. Homeowners Forum

Questions about parking rules answered. The GP parking signs have been questioned by an owner that interprets verbiage differently than intended. Manager is to obtain stickers to add to the signs in order to clarify the GP parking space rules. Monday to Friday, 9 AM to 5 PM, there is No Parking in GP spaces. (GP: Garage Parking.) Manager is to check in with the Association's attorney regarding Handicap Parking spaces. #13 stated they want a new patio fence.

C. Committee Reports

1. Parking Committee - Things seem to be going smoothly. A few citations have been issued.
2. Landscape Committee - Nothing to report at this time.
3. Design Review Committee (DRC) - No applications received.

D. Minutes

1. Nancy moved and Ross second. The December 2017 Minutes are approved.
2. The next Board Meeting will be Monday, February 12, 2018 at 6:30 PM, one week earlier than usual. The 19th is a holiday.

E. Financial Report

1. Nancy moved to accept the December 2017 Financial Report. Dino second. The motion carried.

F. Unfinished Business

1. Nancy moved to approve the Resolution affirming all prior decisions of the Board of Directors. Lidia second. The motion carried. President and Secretary signed the resolution.
2. New insurance policy is pending with agent at Assured Partners.
3. Roof replacement and roof coating systems notice will be provided to the residents in affected units as soon as possible when work dates are set up with the roofer. Additionally, schedules will be posted in the mailbox kiosks and sent via email.
4. Landscape
 - a. Ross moved to approve the McKay proposal for 2018 Landscape Contract. Nancy second. The motion carried.
 - b. Side panels - put over to future meeting. Will schedule walk around
 - c. Walk on the 19th - meet at Meadow mailbox kiosk.
5. Retaining wall - put over to a future meeting.
6. Additional lighting on garages 88 & 94. Nancy moved to accept The Electrician's Proposal. Lidia second. The motion was approved.

G. New Business

1. There have been some mailbox break ins. Door #13 in front was pulled off the hinges and has subsequently been repaired. Outgoing mail has been stolen from time to time and it is recommended to avoid using the outgoing mailbox. USPS will be queried to see if the outgoing mail receptacle can be removed.
2. Manager requested the back flow device testing deadline be changed to May 31. The current April 30 deadline is before the sprinklers are usually turned on for the season. Staff at the water company sent an email allowing the extension to the deadline.
3. GP Parking sign does not clearly state "No Parking Monday to Friday, from 9 AM to 5 PM. Manager will arrange for stickers to add to the GP signs to make this clear.
4. Several resident requests for more dog waste stations in different areas. The idea for a dog droppings pick up service as reviewed. The board decided to add 3 additional stations.
5. The Unit #13 patio fence will be inspected again to see if the list status needs to be changed.

H. Adjournment

A motion to adjourn was seconded. The meeting was adjourned at 9:32 PM

Approved: February 12, 2018



1101 - 1254 South Yosemite Way
Denver CO 80247

**Board of Directors Meeting
Minutes
February 12, 2018 - 6:30 PM
Weststar Conference Room**

A. Meeting was called to order at 6:30 PM

1. Board Members Present: Ross VanVoorhees, President; Nancy Morris, Secretary; Dino Lainus, Vice-President; & Lidia Saniuk, Treasurer.
2. Board Members Absent: None.
3. Also Present: Kelly Lyons, #71; Becky Wilde, #18 and Chris Ricketts, CMCA, CAM, Association Manager.

B. Homeowners Forum

Guest parking - max 6 hours per day. Guest vehicles are tracked by license number. Complaint about vehicles parked close to and into the Alton entrance. There is a No Parking Sign on the other side in front of Unit #94 & 95. This needs to be looked at since parked vehicles block the view making it difficult and dangerous to exit onto So Alton St. Vehicles parked outside of the garage that do not have current tags are subject to immediate towing. If the tags are expired, park in the garage behind the closed door. An attempt to break into another vehicle occurred a few days ago.

C. Committee Reports

1. Parking Committee - Issued some warning notices.
2. Landscape Committee - Will look into moving the river rock from around the common area tree by garages 51-54 to the front side panels.
3. Design Review Committee (DRC) - No applications received. Send #28 an application form, expressed interest in removing bushes next to the fence to create a small garden.

D. Minutes

1. Nancy moved and Lidia second. The January 2018 Minutes are approved.
2. The next Board Meeting will be Monday, March 19, 2018 at 6:30 PM.

E. Financial Report

1. Nancy moved to accept the January 2018 Financial Report. Ross second. The motion carried.

F. Unfinished Business

1. Roofing Meeting with Contractor next Wednesday at 10 AM. Discuss plan to complete residence building roof coating process over the next three (3) years. Also, plan to replace all older garage roofs in the next three (3) years. Offer and proposal from Heritage Roofing appears to allow this plan, and to keep the current pricing.
2. Bid from McKay for the side panels at Mississippi Ave \$2,100 and Alton \$850. Board is looking at new sod and irrigation as well as moving some river rock. This was put over to the March meeting.
3. Replacing the wood & brick retaining wall at Building 1191 will be considered after the entrances are completed.
4. The new conduit for the new light on garage 94 needs to be painted the field color. Manager will send a work order.
5. On new LED flood fixture added to Garage 88. Send work order to the Electrician to change it out to a two head unit.

G. New Business

1. Seeking bid from McKay to replace patio fence at Units 10, 17 & 54. To include painting the fences.

H. Adjournment

A motion to adjourn was seconded. The meeting was adjourned at 9:42 PM

Approved: March 19, 2018



**Board of Directors Meeting
Minutes
March 19, 2018 - 6:30 PM
Weststar Conference Room**

A. Meeting was called to order at 6:30 PM

1. Board Members Present: Ross VanVoorhees, President; Nancy Morris, Secretary; Lidia Saniuk, Treasurer. & Dino Lainus, Vice-President;
2. Board Members Absent: None.
3. Also Present: Becky Wilde, #18 and Chris Ricketts, CMCA, CAM, Association Manager.

B. Homeowners Forum

No comments or questions.

C. Committee Reports

1. Parking Committee - Multiple parking violations for Unit #37 have been recorded. The Parking Committee requested a letter be sent.
2. Landscape Committee - No report.
3. Design Review Committee (DRC) - Unit #67 requested permission to convert the gas fireplace back to wood burning. The DRC voted to approve this request. Also noted, there is no chimney cap. A work order will be completed to install a chimney cap.

D. Minutes

1. Nancy moved and Ross second with change to #28 DRC request from window to bushes in Section C3. The February 2018 Minutes are approved.
2. The next Board Meeting will be Monday, April 16, 2018, at 6:30 PM, Weststar Conference Room.

E. Financial Report

1. Ross moved to accept the February 2018 Financial Report. Nancy second. The motion carried.

F. Unfinished Business

1. Roof contract is now being reviewed by the Board and Heritage Roofing Representatives for any changes to be submitted by March 19, 2018, 9 AM.
2. Mailboxes are old and seem to be easy to break into. The Board is now working on replacing the mailboxes with new, modern harder to break into models. Appointments with 3 vendor/contractors are being set up.
3. Side panels put over to a future meeting after completion of the mailbox project.
4. Retaining wall replacement next to 1191 was put over to a future meeting after completion of the mailbox project.
5. Lighting changes already in the works will be completed. However, additional lighting changes and improvements will be put over pending completion of the mailbox project.
6. Fence repairs and replacements: Patios 17; 54; 10; 4; 8 & 35 have risen to the top of the list pending another walk around inspection. The Board plans to do the inspection walk around prior to the end of April 2018, after taxes.

G. New Business

1. Rental Units - Lease Agreements - Per CC&Rs, owners that rent their unit are required to supply a copy of their lease/rental agreement to the Association. A prior form needs to be revised. This was put over to a future meeting after the form is revised.
2. DRC/ACC applications were handled earlier in this meeting under Section C3.
3. Letter to all owners reminding dog droppings must be picked up immediately is in final revision. New bag stations are pending installation, or are already in place. There are now 5 pet waste bag supply stations in various locations.
4. Garden clean up. Pricing to remove debris, old building materials will be obtained. At this time, the Mailbox Replacement Project is a higher priority and having sufficient funding is important, but will not be known for sure until completion of mailbox project.

H. Adjournment

A motion to adjourn was seconded. The meeting was adjourned at 8:20 PM

Approved: April 16, 2018



**Board of Directors Meeting
Minutes
April 16, 2018 - 6:30 PM
Weststar Conference Room**

A. Meeting was called to order at 6:30 PM

1. Board Members Present: Ross VanVoorhees, President; Nancy Morris, Secretary; Lidia Saniuk, Treasurer. & Dino Lainus, Vice-President;
2. Board Members Absent: None.
3. Also Present: Heike Newman, #14 and Chris Ricketts, CMCA, CAM, Association Manager.

B. Homeowners Forum

Community Garden, wildlife and domestic pets, gates, leashes, dogs, cats, trash & recycle. Weed control 16-17. #19 gate, Board okayed having Yakov take a look while lacking a request from the unit owner.

C. Committee Reports

1. Parking Committee - 3 parking violation hearings are scheduled for May 2018.
2. Landscape - no new reports.
3. Design Review Committee - #12 requested permission to change out windows. Nancy moved to approve the request as long as they used the prescribed Dark Bronze that matches window frames throughout Yosemite Village, or black. Ross second. The motion carried.

D. Minutes

1. Ross moved to approve the March 19, 2018 Minutes and Lidia second. The motion carried.
2. The next Board Meeting will be Monday, May 21, 2018, at 6:30 PM, Weststar Conference Room.

E. Financial Report

1. Ross moved to accept the March 2018 Financial Report. Nancy second. The motion carried.

F. Unfinished Business

1. Mailbox - The Board selected Page Specialty Company, having the best price and most thorough proposal over ASR and AGS. The board approved installing new, more secure, up-to-date mailboxes approved by the USPS, in a central location at the edge of the Meadow. The Board is now waiting for the final proposal from Page Specialty Company.
2. The homeowner information sheet presented is a start. The current draft will be re-worked to have owners information on one side, and the tenant on the other side, or a separate sheet.
3. The 4-year Roofing project is scheduled to begin towards the end of May 2018. The 14 old resident building roofs will be coated in 3 years and all remaining old garage roofs will be replaced over 4 years. The contract with Heritage Roofing keeps pricing the same over these 3-4 years.
4. Mississippi Ave sidewalk repair bid in hand is \$1,398. One or two additional bids are expected. The Board will do an AWAM on sidewalk repairs as soon as the other bid arrives.
5. Entry way side panels was put over to a future meeting pending completion of the Mailbox Replacement Project. The mailbox project is a large, unexpected expense that needs to be done, but should not be allowed to draw the Reserve Fund down too much in conjunction with other projects.
6. The retaining wall replacement at Building 1191 was put over to a future meeting pending completion of the Mailbox Replacement Project.
7. The Lighting Enhancement/Replacement Project was put over to a future meeting pending completion of the Mailbox Replacement Project.
8. The "neighborly reminder" notices placed on vehicles parked in the Arapahoe County "No Parking" zone on South Alton Street seems to be working. There are fewer vehicles there, and we have days where none were parked there at any time. Hopefully this will help prevent any Yosemite Village residents from tickets and towing by Arapahoe County Sheriff.

G. New Business

1. DRC/ACC applications handled earlier in this meeting.
2. Court Date for 037 set for April 26, 2018 at 10 AM.
3. Fence replacement bids from TPT received for 3 units. Additional bids from other fencing contractors are requested have yet to be received.
4. Review Community Garden clean up bid from TPT is placed on hold pending Mailbox Project

H. Adjournment

A motion to adjourn was seconded. The meeting was adjourned at 8:30 PM

Approved: May 21, 2018



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Denver CO 80247

**Board of Directors Meeting
Minutes
May 21, 2018 - 6:30 PM
Weststar Conference Room**

A. Meeting was called to order at 6:35 PM

1. Board Members Present: Ross VanVoorhees, President; Nancy Morris, Secretary; Lidia Saniuk, Treasurer. & Dino Lainus, Vice-President;
2. Board Members Absent: None.
3. Also Present: Heike Newman, #14; Mildred Freney-Hilton & William Hilton, #68; Becky Wilde, #18 and Chris Ricketts, CMCA, CAM, Association Manager.

B. Homeowners Forum

Garage door spring rusty #11, requested HOA pay for replacement spring. #68 requesting more time to park in visitor space in front of the unit during the day, it's a long walk to the garage and special circumstances.

C. Committee Reports

1. Parking Committee - Committee agreeable to more time during the day for Unit #68 in visitor spaces understanding the special circumstances. This will be okay on a very limited basis. #55, send Notice of Hearing. #36 parks a large dually truck from time to time.
2. Landscape - Community garden area will be cleaned out, suckers removed and weeds mowed by TPT. Bushes in the Mississippi Avenue island interfere with left turns into Yosemite Village, Arapahoe is not responsible, it appears Tava Waters (formerly The Breakers) is supposed to care for the island plantings.
3. Design Review Committee - #67 requesting roll-up screen door. DRC requested photo of the roll-up screen door.

D. Minutes

1. Nancy moved to approve the April 16, 2018 Minutes and Lidia second. The motion carried.
2. The next Board Meeting will be Monday, June 18, 2018, at 6:30 PM, Weststar Conference Room.

E. Financial Report

1. #6, send letter re: credit balance.
2. Pg 21, What is the \$2,060.35 entry? Later found a Waste Management auto-pay invoice for another Association in with checks to be reviewed and signed for this amount. Waste Management does not have authorization to take funds and the invoice was clearly not for Yosemite Village. The auto-pay invoice will be returned to accounting and the entries removed from the financials.
3. Nancy moved to accept the April 2018 Financial Report with the removal of the Waste Management transaction. Ross second. The motion carried.

F. Unfinished Business

1. TPT Clean Up Community Garden area agreement ready to send to David. Start as soon as possible.
2. Motion to install new USPS approved mailboxes centrally located in the Meadow. Installation per proposal from Jill Page at Page Specialties to affirm Action Without a Meeting. Motion carried.
3. Lidia presented the updated owner and updated tenant information sheets. Put over to the next meeting for board to review for possible changes.
4. Roof coating and roof replacement schedule tentatively set for end of May, beginning of June 2018. Notices posted showing the order in which buildings and garages on this year's list will be completed.
5. Mississippi sidewalk bid from Murphy, board has questions about the concrete rating and how much area for removal and replacement.
6. Lighting changes put over to the June meeting.
7. Patio fence remove and replace at 10, 27 & 54 put over to the June meeting. Also seeking additional bids.
8. Directory sign - ask for mock up artwork.

G. New Business

1. DRC/ACC applications handled earlier in this meeting.
2. #11 Longmire - Board reviewed request and agreed to reimburse unit owner up to 50% of the cost to replace the spring. Board President will inspect rusty spring and share findings with other board members.

3. Every Board Member satisfied the 2018 continuing education requirement found in the Bylaws by attending a seminar in Covenant Enforcement on May 17, 2018 presented by HindmanSanchez.
4. Mediation for #69 is set for June 13th.
5. Manager will seek pricing for a 8' pole light at new central mailbox.
6. Bulletin board idea received, two posts with plywood to move the 4 bulletin boards with plexi doors. Keep two with locks, and remove locks on two others to allow homeowner postings and more weather resistant than without a plexi door.
5. Parking Violations posted on vehicles associated with #51 and #37 were found to be true. No fines were assessed at this time. Additional violations will result in fines being assessed.

H. Adjournment

A motion to adjourn was seconded. The meeting was adjourned at 9:40 PM

Approved: June 18, 2018



1101 - 1254 South Yosemite Way
Denver CO 80247

**Board of Directors Meeting
Minutes
June 18, 2018 - 6:30 PM
Weststar Conference Room**

- A. Meeting was called to order at 6:35 PM
1. Board Members Present: Ross VanVoorhees, President; Lidia Saniuk, Treasurer. & Dino Lainus, Vice-President.
 2. Board Members Absent: Nancy Morris, Secretary.
 3. Also Present: Chris Ricketts, CMCA, CAM, Association Manager.
- B. Homeowners Forum
- No comments or questions received.
- C. Committee Reports
1. Parking Committee - Unit 57, many vehicles in parking lot. Hold until roof work is completed.
 2. Landscape - No comments.
 3. Design Review Committee - #5 & #67 window replacement. Both correct color and approved.
- D. Minutes
1. Ross moved to approve the May 21, 2018 Minutes and Lidia second. The motion carried.
 2. The next Board Meeting will be Monday, July 16, 2018, at 6:30 PM, Weststar Conference Room.
- E. Financial Report
1. Ross moved to accept the May 2018 Financial Report. Lidia second. The motion carried. Ck #10219 for \$445 March is still outstanding.
- F. Unfinished Business
1. Landscape Contract with TPT finalized and signed by both parties.

2. Directory Sign - Board and manager will go to sign shop to design sign.
3. Perimeter fence post replacement project will be less expensive to sister new posts in. Pricing for metal and wood received. Additional questions pending.
4. Mississippi sidewalk - Ross moved to approve Murphy's bid, Lidia second, motion carried.
5. Mailboxes - 71 sets of keys signed out at the Saturday and Sunday Meadow distribution. 29 remaining to be picked up by appointment at the manager's office.
6. Owner & tenant information forms - Lidia, in progress.
7. The 2018 roofing project will be a couple more weeks. Metal flashing, scuppers and down leaders are being fabricated.
8. Mailbox lighting - proposed light fixture not well liked. More information will be sought.
9. Patio fence replacement for Unit 10, 27 and 54 put over to a future meeting. Additional inspection of all patio fences will be needed.

G. New Business

1. DRC - #86 screen door request approved.
2. Some residents have noted their trash was not picked up. They need to call Alpine directly so that they will have the date/time of the follow-up pick-up while on the phone with the Alpine representative. In some cases, the cans were not out in time which could make the pick-up the following week. The truck can come as early as 7 AM. All trash cans should be out by 7 AM on pick up day.
3. The Yosemite Village webmaster has sold and will be moving out. Lidia and manager will meet with the webmaster for training this Wednesday.
4. Bulletin boards are to be moved to the Meadow next to the new mailboxes. Manager will work with vendor to install posts and backer plywood, to be painted to match the buildings. Also, to move the 4 bulletin boards to the new location by the mailboxes. Two boards are to remain locking for official Association announcements, and 2 where the locks are to be replaced with handles for resident use.
5. Dumpster days went well again this year. Per contract, the dumpster company was to take their dumpster along with contents. Taking anything outside of the dumpster was not to be picked up by the dumpster supplier. One brown chair was left on the ground outside of the dumpster. It will need to be removed at a fee charged by Alpine.

H. Adjournment

A motion to adjourn was seconded. The meeting was adjourned at 8:33 PM

Approved: July 16, 2018



1101 - 1254 South Yosemite Way
Denver CO 80247

**Board of Directors Meeting
Minutes
July 16, 2018 - 6:30 PM
Weststar Conference Room**

A. Meeting was called to order at 6:30 PM

1. Board Members Present: Nancy Morris, Secretary; Ross VanVoorhees, President; Lidia Saniuk, Treasurer; & Dino Lainus, Vice-President.
2. Board Members Absent: None
3. Also Present: Gulnara LaFrance, #78; Becky Wilde, #18; and Chris Ricketts, CMCA, CAM, Association Manager.

B. Homeowners Forum

Snake in patio, drainage issue new downspout on garage, irrigation system, gravel from roof. Also noted, sprinklers are wetting new mailboxes, TPT needs to adjust these.

C. Committee Reports

1. Parking Committee - Roof project nearly complete and light duty enforcement is no longer needed, Committee can restart full enforcement throughout Yosemite Village again.
2. Landscape - Flowers in the Mississippi entrance annuals section will be planted this week by the Committee.
3. Design Review Committee - No applications received.

D. Minutes

1. Nancy moved to approve the June 18, 2018 Minutes and Ross second with small modification in section G5 to add clarity. The motion carried.
2. The next Board Meeting will be Monday, August 20, 2018, at 6:30 PM, Weststar Conference Room. The 2019 Budget preparation process will begin at the September meeting.

E. Financial Report

1. Ross moved to accept the June 2018 Financial Report. Nancy second. The motion carried.

F. Unfinished Business

1. Directory Sign - Put over to a future meeting.
2. Perimeter fence post replacement project will be less expensive to sister new posts in. Pricing for metal and wood received. Question for TPT, will the posts be set in concrete? This appears to be the best bid if posts are set in concrete.
3. Patio fencing throughout Yosemite needs to be re-inspected and the priority list updated. Fences to be repaired are for units 14, 10 and 17.
4. Roofing project appears to be nearing completion. A final walk around is needed. To date, no invoice received.
5. Mississippi sidewalk - work has been completed.
6. Mailbox keys - 7 sets of keys remaining to be picked up by appointment at the manager's office.
7. Mailbox lighting - at this time, the board needs to choose a light fixture and decide which vendor to trench for wiring.
8. Lidia will compose a letter to all owners about various issues at Yosemite Village.
9. Community lighting changes put over to a future meeting.
10. Plans for posting and emails discussed. Moving the bulletin boards to the mailbox area is a big step towards postings for all to see.

G. New Business

1. DRC - No applications for review and decision.
2. Drainage by Unit 78 & 79 garage needs to be reviewed. Water from 78 side flows onto the sidewalk with a north orientation, then in winter, this forms an icy trip hazard. Engineer gave his ballpark pricing for study and plans.
3. Garage roof for 79 is expected to be completed in about 2 weeks.
4. Annuals for the Mississippi flower bed are about \$50-75. Okayed and planting is projected for July 17.
5. The Global mirror priced at \$47.95 was chosen to be ordered. Nancy moved and Dino second. The motion carried.

H. Adjournment

A motion to adjourn was seconded. The meeting was adjourned at 9:34 PM.

Approved: August 20, 2018

BOARD OF DIRECTORS MEETING

MINUTES

AUGUST 20, 2018 – 6:30PM

Weststar Conference Room

- A. Meeting was called to order at 6:30 PM
1. Board members present: Ross Vanvoorhees, President; Nancy Morris, Secretary; Lidia Saniuk, Treasurer;
 2. Board members absent: Dino Lanius, Vice-President
 3. Also present: Lisa Reiswig #67; Rebecca and Sean Hoffman, #52; Becky Wilde, #18; Matt and Sandy Wolfe, #62; Linda and Bob Przybylski, #87; Chris Ricketts, CMCA, CAM, Association Manager

B. Homeowners Forum

Dogs off leash in common area; concern that some parties may be interfering with other owners' plantings outside the patios. (Perhaps note in next newsletter.) Some miscommunication between parking committee and manager regarding parking while work is being done in a garage. Concern about appearance of skylights after roofs were raised as part of new roof coating. (Discussion deferred to New Business.) Overgrown evergreen scrubs outside a patio need to be removed. (Discussion deferred to New Business.)

C. Committee Reports

1. Parking committee has been busy, but no major concerns. Committee will look at assigned vs visitor parking spots, since there is only one assigned spot now available.
2. Landscaping committee – no updates
3. Design Review committee – no applications received

D. Minutes

Minutes for BOD meeting July 16, 2018 Paragraph F. 3 were amended to delete the second sentence and replace it with "Fences to be repaired are for units 14, 10 and 17.

Ross moved to approve the Minutes as amended and Nancy seconded. The motion carried.

E. Financial Report

Ross moved to accept the report and Nancy seconded. The motion carried.

F. Unfinished Business

1. Heritage roofing – walk through should be delayed until Heritage completes its job (i.e. removes certain downspouts and replaces some downspouts with larger ones. Chris will call Heritage to discuss this.
2. Directory sign – Ross will check out signs at Fast Signs of Aurora.

3. Perimeter Fence Post project – Ross wants David of TPT to look at a few where Ross has concerns. Ross will contact David.
4. Patio Fence Replacement – Nancy moved to change the Board’s plan to replace several patio fences this year with a plan to have Yakov repair fences for units 4, 10 and 17. Ross seconded. Motion carried.
5. Mailbox key distribution update – only one set has not been picked up
6. Mailbox lighting – Wiring Trench – Board’s light fixture choice – Nancy moved to have David at TPT do the trenching and Piper Electrical put in a post for a light fixture. Ross seconded. The motion carried. No fixture choice has been made at this time.
7. Perimeter Landscaping – Ross will talk to David at TPT.
8. Rental units – Lease Agreements – Information sheet - Chris prepared a spreadsheet showing that maybe 17 units are leased. He has received information from 4 owners in response to the information sheet mailed out.
9. Community lighting discussion – deferred.
10. Community Map Sign – see Number 2. Above.
11. Drainage solutions – Chris will arrange for a second engineer to look at problems behind garages 62 and 77-78.
12. Proofing email blasts – Chris to remove the date of the next meeting from the subject line and remove the paragraph that was above the map in order to clarify the blast.
13. Mirror at meadow - has been ordered.

G. New Business

1. Owners of units 67 and 86 have requested that several juniper bushes be removed. Chris will talk to TPT about removing three bushes.
2. Owner of unit 52 has expressed a problem with the appearance of the skylights after the roofs were raised as part of the new coating. Ross will go and check out the skylights.
4. Chris will put the Reserve Report on the HOA website.
5. Chris will be on vacation from 9/1 until 9/10.
6. In accordance with the email response from our attorney, Kim Porter, regarding whether the Property Manager and/or the Board can directly contact a renter, Nancy will email Kim asking her to amend our Enforcement Policy to clarify that this is allowed.

Approved: September 17, 2018

BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 17, 2018 – 6:30PM
Weststar Conference Room

Meeting was called to order at 6:30 PM

1. Board members present: Ross Vanvoorhees, President; Nancy Morris, Secretary; Lidia Saniuk, Treasurer; Dino Lanius, Vice-President
 2. Also present: Justin Long, #39; Linda and Bob Przybylski, #87; Chris Ricketts, CMCA, CAM, Association Manager
- A. Homeowners Forum
- Justin Long would like the area south of his unit to be cleaned up and grass put in – currently it is weedy and overgrown. Since the sprinkler heads there have been removed, grass is not an option, but the Board agreed to clean up the area. He also would like some bushes by his sidewalk trimmed.
- B. Committee Reports
1. Parking committee - no report.
 2. Landscaping committee – no updates
 3. Design Review committee – submission by Tammy Shoenhals, #57, for window replacement.
Approved
- C. Minutes
- Minutes for BOD meeting August 20, 2018 were amended to change the patio fences to be repaired from #14 to #4.
- Nancy moved to approve the Minutes as amended and Lidia seconded. The motion carried.
- D. Financial Report
- Nancy moved to accept the report and Lidia seconded. The motion carried.
- E. Unfinished Business
1. Heritage roofing – walk through should be scheduled for next week when Ross will be in town.
 2. Directory sign – it was agreed to postpone replacement of the signs until Spring.
 3. Perimeter Fence Post project – completed
 4. Patio Fence Replacement – No replacements will be done. Chris sent a work order to Yakov to repair fences for #4, #10 and #17.
 5. Mailbox lighting installation schedule – the trenching will be done 9/24 and 9/25. The electrical will be done 9/26 and 9/27. Ross has purchased the lights, post and metal supports.
 6. Perimeter landscaping – done.
 7. Community Lighting discussion – postponed until 2019.
 8. Community Map – Ross has arranged the on line map to be updated by Signs by Tomorrow.
 9. Drainage Solutions – Chris will find a second engineer for an appraisal of problem areas.

10. Proofing Email blasts – the date needs to be removed from the subject line.
11. Mirror at meadow – installed.
12. Skylight curbs raised – interior repairs. We have received an opinion from Kimberly Porter, attorney, confirming that the Board is not obligated to incur expenses connected to skylights when a roof is repaired or replaced. Chris will send a letter to Sean and Rebecca Hoffman, #52, so stating.
13. Juniper bush removal, #67, 85 and 86 - completed
14. Progress on determining rental units – 3 responses received – 1, 29 & 76.
15. Proofing communications sent to homeowners – Ross wants the Board to proof all reports sent to homeowners, including the annual report.

F. New Business

1. Optimal Outsource – the Board approved a \$5 fee/invoice to be charged by Optimal Outsource to correct invoice billing for the 2018 mailings. Optimal Outsource wants \$150 to set up an account for Yosemite Village HOA.
2. Debriefing on landscaper this summer – TPT is affordable and can do other things besides landscaping, such as fence work. However, they need to get approval from Board before increasing watering. One owner would like more pruning and another would like TPT to pick up more fallen branches. Also, volunteer elm trees around the community need to be removed.
3. Discussion of 2 directory maps at entrances for the community has been postponed until 2019.
4. Discussion of time line for annual meeting mailing and date. The annual meeting date is confirmed as Monday, November 12, 2018. If no change is made to the HOA dues, owners need 10 – 50 days notice of date of annual meeting. Nancy and Lidia will look into venues for the meeting.
5. Landscaping by Unit #39 fence – see B. above.
6. Website/email training for board members – set for Friday 9/28 at 9am
7. Renewal of website/email services – Lidia will talk to Daniel.
8. Additional items from the Board. Nancy moved to transfer \$8314.22 of fence repair costs from operations to reserve and that a check be cut to reimburse operations. Ross seconded. Motion carried.
9. Nancy moved to accept the amended Enforcement Policy which confirms that notice of violations can be sent to an owner and to a tenant. Ross seconded. Motion carried. Chris will mail the amended Enforcement Policy to the owners by 1st class mail.

Meeting adjourned 8:45.

Approved October 15, 2018

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 15, 2018 – 6:30PM

Weststar Conference Room

A. Meeting was called to order at 6:30PM

1. Board members present: Ross Vanvoorhees, President, Lidia Saniuk, Treasurer; Dino Lanius, Vice President.
2. Also present: Linda Przybylski, unit #87 and Heike Newman, unit #14; and Chris Ricketts, CMCA, CAM, Association Manager.

B. Homeowners forum

Heike raised concern over piece of white gutter left by unit #29 and 2 buckets full of debris near new mailboxes. It is unlikely for roofers to clean this up. Association to take care of this.

She also questioned why the notice about annual meeting was not posted by mailboxes several weeks ahead of time.

It was explained that once budget and financial are approved and ready, packages will be sent to homeowners and notice will be posted.

C. Committee Reports

1. Parking Committee – one violation notice and violation notice of hearing in December.
2. Landscaping Committee
Unit #39 with two dogs. Area full of dog waste.
3. Design Review Committee – no update.

D. Minutes

Minutes for BOD meeting September 17, 2018 were approved.

Lidia motioned to approve, Dino seconded.

Next Board meeting decided for December 17, 2018

E. Financial Report

Ross moved to accept Financial Report, Lidia seconded.

F. Unfinished Business

1. Budget to be reviewed for approval today before the end of this meeting.

2. Homeowners Information Update Request, an old form from previous annual meeting to be replace by Owner/Renter Forms in a separate mailing to owners that did not respond.
3. Ross provided update on website renewal.
4. Unit #81 – Yakow will investigate....leaking skylight

G. New Business

1. A new law effective September 1, 2018 requires any HOA that keeps confidential information about homeowners to have an information protection policy (PII) in place. Board will ask Nancy to request the PII – New Data Breach Policy.
2. Board requested Property Manager to send a request letter to 2 units to keep the garage doors closed.
3. HOA Insurance – Chris will prepare letters regarding special assessment -Loss Assessment Insurance coverage for homeowners for minimum of \$10,000 to obtain at their expense.
4. TPT Landscaping – new snow removal contract signed.

H. Adjournment

1. Meeting adjourned at 8:30PM

I. Executive Session

1. Review and sign checks
2. Attorney's status report
3. Aged receivables/delinquencies

Approved: _____

(Date)

Yosemite Village

1101 – 1254 South Yosemite Way
Denver, CO 80247

No regular Board of Directors Meeting scheduled for November 2018.

Yosemite Village Homeowners Association
November 2018

BOARD OF DIRECTORS MEETING

MINUTES

December 17, 2018 – 6:30PM

Weststar Conference Room

A. Meeting was called to order at 6:30 PM

1. Board members present: Ross Vanvoorhees, Nancy Morris, Lidia Saniuk, Dino Lanius, Lisa Reiswig
2. Also present: Liz Winget, #23; Sean Walker, #72; Becky Wilde, #18; Linda and Bob Przybylski, #87; Chris Ricketts, CMCA, CAM, Association Manager

B. Homeowners Forum

Liz Winget has volunteered to be on the parking committee, but does not want to be the only one. She will look for volunteers, and also may want to make some changes. She will email Ross to set up a time to talk.

Linda Przybylski says the handbook should specify that shrubs outside the fences should not be removed by homeowners without board approval.

C. Committee Reports

1. Parking committee - Ross will check with Becky about getting the spreadsheet and the regulations since Becky will no longer be on the parking committee
2. Landscaping committee – no updates
3. Design Review committee – no submissions received.

D. Minutes

1. Minutes for BOD meeting of October 15, 2018 were approved.
2. The next board meeting will be Tuesday, January 15, 2019 at 6:00pm at the offices of Colorado Management Specialists

E. Financial Report

1. Nancy moved to accept the report and Lidia seconded. The motion carried

F. Unfinished Business

1. Update on Renewal of website/email services – completed. Ross will contact Sean Walker #72 about help with website.
2. PII – New data Protection Policy – Nancy will email Kim Porter about writing a policy for Yosemite Village.
3. Parking Committee – Liz Winget #23, will look for volunteers.
4. Directory Sign – deferred until Spring 2019
5. Community Lighting discussion – deferred until next year
6. Drainage Solutions – deferred until next year
7. Progress on determining rental units – 7 renter data sheets received, which is only about half the units rented. Possible to set up hearings and then fine the owners.
8. Unit 81 roof leak – skylight is sweating. Yakov checked and did not see a problem. Unless we receive another complaint, we will not contact the roofing company. The roof is 3 years old.
9. Next newsletter – maybe in January. Note that ice melt is available from Yakov.

G. New Business

1. Surveillance Camera – the board will look into this.
2. Ice Melt containers – defer until next meeting. Ross will talk to TPT about sanding certain areas.
3. Additional doggy station – the board decided it was not needed
4. Weststar ACH – no homeowners signed up according to Chris
5. Mutual of Omaha MutualPay changes – no discussion
6. Additional items from the board – look into amending regulations about keeping garage doors closed.

Need corrected warranties from Heritage Roofing for the buildings with coated roofs because of an error in building numbers. Ross will contact Heritage Roofing.

H. Meeting adjourned 7:45.

I. Executive Session

1. Review and sign checks
2. Attorney's status report
3. Aged receivables/delinquencies

DATE APPROVED _____