

**2019 ANNUAL
MEETING/BUDGET
RATIFICATION**

**Yosemite Village Homeowners
Association**

November 19, 2019

Location: CMS 12100 E. Iliff Ave. Ste. 100 Aurora, CO
80014

SIGN IN: 5:45 PM

BUDGET RATIFICATION

The proposed 2020 budget provides for a \$10.00 per unit increase. The community is trying to catch up on the needed maintenance and not make huge financial demands on the owners. In the absence of 51% veto of the budget, the 2020 budget has been ratified as proposed.

1. CALL TO ORDER

A. The meeting was called to order at 6:00 p.m.

BOARD MEMBERS PRESENT: Ross Vanvoorhees; Nancy Morris; Lisa Burbach; Dino Lanius; George Smyser.

MANAGEMENT: Maureen Wade, Owner CMS

2. VERIFICATION OF QUORUM

Maureen Wade, Manager confirmed that the 20% quorum had been achieved by those in attendance by person or proxy.

3. APPROVAL OF MINUTES

A. The reading of the 2018 minutes was waived. **APPROVAL: MOTION:** Nancy Morris;
SECOND: Lisa Burbach. Motion carried.

4. BUSINESS

A. PRESIDENTS REPORT-HIGHLIGHTS OF 2019-ROSS VANVOORHEES

Ross provided a presentation on the state of the community.

1. Yosemite Village has procured a change in roofing contractors that did result in a small delay in the planned schedule. Next year this time we should be ahead of schedule. Board has given IRS the go ahead to move ahead as fast as they can do
2. Yosemite Village procured a change in property management company – Colorado Management

Specialists. The value to this chance was more personal service and a secure website as well as the website – info@yosemitevillage.org.

3. Updated the residents handbook has been completed and uploaded to websites.
4. Directory maps of the community were developed and installed.
5. IRS is the new roofer who has worked in the community before and does a good job for a reasonable price.
6. Sand and ice melt containers – the black boxes were exchanged for 18 tan boxes to be dispersed throughout the community- they will have sand and ice melt in them and will be re stocked during the winter.
7. Former mailbox kiosk was refurbished

PLANNED PROJECTS FOR 2020

1. Drainage support for the new roofs
2. Tree work – removal of large trees/pruning
3. Building Numbers on the buildings have been selected and was the result of input from first responders who advised that they need to know the townhome number and the unit number to get to a property quickly. The selection is 4" pewter satin finish. Owners will be given 30 days to install them on their fence or gate; if an owner wants their own numbers, owner buys them and HOA will install them.
4. Outdoor lighting – The board will continue to experiment with outdoor lighting to find more fixtures to give more light
5. Mailbox roof – we will be getting a quote for that from IRS

RECOMMENDATIONS FOR FUTURE PROJECTS

1. Retaining walls need re-building; preferred material is stone block as opposed to wood.
2. Painting project – expectation may be in 2024. The board would like to perform more door panel and trim work to accomplish a more thorough job.
3. Road paving – there is a three year expectation to re-do the road; an estimate at this time is \$300,000. If the community is going to do that, the board is recommending that an engineering study be done to improve the drainage level in trouble spots throughout the area.
4. Xeriscaping of problem areas
5. Term limits for board members- recommendation that a person not serve longer than two (consecutive) terms (6 years)
6. Electric cars may be coming in the future. Yosemite could look at improving the electrical; in the garages

UPCOMING MEETINGS:

The December meeting will be a regular board meeting.

The Board is planning a special format for the January 2020 Board of Director's meeting that will include attendance by the HOA's legal counsel, Kim Porter, Esq., of Winzenburg, Leff, Purvis and Payne. She will give a presentation for benefit of the homeowners about duties of the board; homeowner responsibilities,

common area maintenance and Q & A.

SPECIAL HONOR:

Yosemite Village has an individual who lives in our community and has done an incredible amount of work in the community and has been an invaluable asset. In recognition of Yakov Skhisov and his years of dedication and work a placard of appreciation was presented to him.

7. DIRECTOR ELECTION- Lisa Burbach will be stepping down from the board and is thanked for her contributions.

NOMINATIONS FROM THE FLOOR TO FILL THE OPEN POSITION: Lidia Saniuk nominated herself to fill the vacancy which was unanimously approved by all.

8. OPEN FORUM/OTHER COMMUNITY INFORMATION OF INTEREST

The handbook has been updated and will not be printed as in past years. It is on the website and will be emailed to all owners.

Drainage question- 1141 #21 – base of the stairs – drainage issue

Drainage -1121 – new roofs have the downspouts coming down

9. ADJOURNMENT – 7:45 PM.

Approved By:

Name: Willard Ross Vanvoorhees

Signature: Willard Ross Vanvoorhees Date: December 10, 2020

Title: President