

YOSEMITE VILLAGE  
BOARD OF DIRECTORS MEETING  
MINUTES

Tuesday, January 21, 2020 @ 5:45 P.M.

Colorado Management Specialists Conference Room A-106

Board of Directors:

| <u>Name</u>      | <u>Title</u> | <u>Term Ends</u> |
|------------------|--------------|------------------|
| Ross Vanvoorhees | President    | 2021             |
| Nancy Morris     | Secretary    | 2020             |
| Dino Lainus      | At Large     | 2020             |
| Lidia Saniuk     |              |                  |
| George Smyser    | Treasurer    | 2021             |

Homeowners present: Attendance Sheet provided and available upon request.

**A. Meeting was called to order at 5:51 PM**

1. Board members present: Ross Vanvoorhees, Nancy Morris, Lidia Saniuk, George Smyser.
2. Also present: Yakov Skhisov, Maureen Wade, CAM

**B. Homeowners Forum/Owners in attendance**

Kristy Kilarski attended this meeting to discuss the recent repair to her roof vent resulting in some damage in the unit. **MOTION:** George Smyser: Have carpets cleaned and have a cleaning crew provide cleaning of counters/walls, needed areas. **SECOND:** Lidia Saniuk. Motion carried.

**C. Committee Reports**

1. Parking Committee  
Discussion of parking rules which will stay the same
2. Landscape Committee  
Tree trimming in 2020 – This may be done in two phases with first phase in Fall 2020.  
Sprinklers will be reviewed in a walk with TPT in April.  
Back flow testing-CMS will confirm with Cherry Creek Valley water about when back flow testing should be done; then we need to contact Morrison Testing.  
Tan boxes have been distributed. Each one has two containers. Two more will be added to the boxes.
3. Design Review Committee  
ARC window installation request: **MOTION:** Ross Vanvoorhees -Approved; **SECOND:** Nancy Morris. Motion carried.

#### **D. Minutes**

1. The December, 2019 minutes were reviewed and approved. **MOTION:** Nancy Morris to accept as amended; **SECOND:** George Smyser. Motion carried.
2. The next board meeting will be February 18, 2020 @5:45 p.m.

#### **E. Financial Report**

1. Review and approval of the November financials. **MOTION:** Ross Vanvoorhes; **SECOND:** Nancy Morris. Motion carried.

#### **F. Unfinished Business**

1. Audit: Completed and submitted to the Board for review
2. Outdoor staircase- GR CONSTRUCTION? Gustavo – George will look into this contractor.
3. Work order review.
4. Painting perimeter fence- Ross will follow up with TPT on a quote.
5. A quote will be obtained for East and West perimeter fence.

#### **G. New Business**

1. Discussion of annual certificates.
2. Dog waste has become an issue once again.
3. Xenia Street developers – Contact from our attorney to determine our rights to enforce property lines at this point.
4. Email concern #87 –the board will look into the clarity of the fines with regard to their question submitted by email to the Board through CMS.
5. Suggestion of no soliciting sign- the board held discussion on implementing signage that will include no soliciting. Ross will check into graphics.
6. 1233 #76 – Lab and inspection results call for remediation. Quotes will be obtained.
7. #20 – Dark area may require two additional lights- additional lighting is already under review and consideration.
8. #31 Broken lollipop light- work order to Yakov.

#### **H. Meeting adjourned 7:45.**

#### **I. Executive Session**

1. Review and Sign Checks
2. Attorney's Status Report
3. Aged Receivables/Delinquencies
4. Homeowner communications/notifications
5. Under no circumstances are owners allowed to go on the roofs

*Approved - W. Ross Vanvoorhes, President*

*March 20, 2020*

# **Yosemite Village**

1101-1254 South Yosemite Way

Denver, CO 80247

## **February 2020**

Board of Directors meeting was cancelled for February 2020

This happened during the change in property management companies from CMS to Weststar.



YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

BOARD OF DIRECTORS MEETING

March 17, 2020

MINUTES

I. CALL TO ORDER

A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held March 17, 2020, and called to order at 6:33 pm in the Weststar Management Offices located at 6795 E. Tennessee Ave. #601, Denver, CO 80224. Board Members present and attending the Board Meeting were Ross Vanvoorhees, Lidia Saniuk and George Smyser. Jean Ronald, CAM, was present representing Weststar Management Corp.

II. HOMEOWNER FORUM

Owner Yakov Skhissov was also present at this meeting.

III. APPROVAL OF MINUTES

Following presentation, a motion was made by George Smyser and seconded by Lidia Saniuk approving the January 21, 2020 Board Meeting Minutes as presented for the record. All Board members present voted in favor and the motion passed. A copy of the February 2020 minutes will be posted online. No meeting was held in February and therefore no minutes for the record.

IV. FINANCIAL BUSINESS

The February 29, 2020 financials were reviewed and accepted by the Board members present.

The February 29, 2020 Aged Receivable report was also presented.

Ross Vanvoorhees clarified that reserve contributions are as follows:

|   |                       |
|---|-----------------------|
| General Reserve Contribution Yearly = \$13,000  | Monthly = \$1,083.00  |
| Reserve Roofing Contribution Yearly = \$135,000 | Monthly = \$11,250.00 |

V. OLD BUSINESS

The following topics under old business will be addressed at an upcoming Board Meeting: Community Lighting, Outdoor Staircase – Update, Xenia Fencing, and Painting Perimeter Fence.



## Yosemite Village HOMEOWNERS ASSOCIATION - CDS HOA

Board Meeting Minutes

March 17, 2020

### VI. NEW BUSINESS

Progress of Transition to Weststar – At this time transition has moved along smoothly and it is expected that the last items, along with boxes and a jump drive will be picked up the week of March 23, 2020.

Page 2

Annual Certificates - A copy of the Certificate of Insurance is on file. The master policies are in place and expire November 15, 2020. Assured Partners Colorado is the current insurance agent for the community. Yakov Skhisov, the Association's handyman informs there are nine backflow devices all to be tested yearly in the summer. Weststar Management updated all of the registration needed with the Secretary of State .

Fines for Dogs off Leash – Board member Lidia Saniuk will provide complete information for a dog off leash violation and a request was made by the Board to send a violation letter to unit #51 for a dog off leash late February.

Other Dog Issues – To be discussed at an upcoming meeting. The Pet rules will be reviewed for discussion.

Unit Issues – Unit #62 – A request was made to obtain a competitive bid from 5280 for bedroom ceiling repairs. Units #77, #79, & #80 will be sent a letter instructing the owners to complete plumbing at a cost not to exceed \$350 each from kitchen to main line. Unit #78 was instructed to obtain plumbing service as described above. Building 1234 – Flood Lights need to be relocated (down 18”).

IRS Contracts - A motion was made by Ross Vanvoorhees and seconded by Lidia Saniuk to approve the IRS Yearly Roof Maintenance at \$2,100.00 and the #30 downspout work for \$350.00. All Board members voted in favor and the motion passed.

#### April 2020 Draft Quarterly Newsletter

Articles will include: 1) New Trash Day, 2) Pick up after pet, 3) Don't leave valuables in vehicles and lock cars, 4) Kids are out, caution! and 5) Package Delivery. The cost per quarterly newsletter is set at \$100.00.

Violations – Violation letters were reviewed.

VII. CORRESPONDENCE/CALENDAR – The 2020 calendar was reviewed.

VIII. EXECUTIVE SESSION – Board members held a brief executive session.

IX. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 7:45 pm.

Approved by W Ross Vanvorhes, President date June 120 / 2020

# **Yosemite Village**

1101-1254 South Yosemite Way

Denver, CO 80247

## **April 2020**

Board of Directors meeting was cancelled for April 2020.

This was due to the Colorado statewide stay-at-home mandate from the Governor.

# **Yosemite Village**

1101-1254 South Yosemite Way

Denver, CO 80247

## **May 2020**

Board of Directors meeting was cancelled for May 2020.

This was due to the Colorado statewide stay-at-home mandate from the Governor.





YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

BOARD OF DIRECTORS MEETING  
June 16, 2020 at 6:30 pm  
MINUTES

A. CALL TO ORDER

- 1. A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held June 16, 2020, and called to order at 6:31 pm in the Weststar Management Offices located at 6795 E. Tennessee Ave. #601, Denver, CO 80224. Board Members present and attending the Board Meeting were:

| <u>Name</u>      | <u>Title</u> | <u>Term Ends</u> |
|------------------|--------------|------------------|
| Ross Vanvoorhees | President    | 2021             |
| Lidia Saniuk     | Vice Pres.   | 2022             |
| George Smyser    | Treasurer    | 2021             |
| Vacant           | Secretary    | 2023             |
| Vacant           | At-Large     | 2023             |

Jean Ronald, CAM, was present representing Weststar Management Corp. along with Mike Workman, CMCA, AMS also representing Weststar Management Corp. as the incoming manager for the property.

- 2. Cathy Cohen, Deborah McBride, Lindsey Delvin, and Yakov Skhisov were present via conference call due to the social distancing in place. Discussion items focused on landscaping, weeds in rock beds, and garage roof repairs.
- 3. Opening Remarks by Board President Ross Vanvoorhees. Ross summarized recent Board actions to adjustment the budget by cutting back on water expense and landscape. He announced that the association will return to full landscaping contract work and also stated that the roofing contractor will return to the community for further roof replacement later in the year.

- B. HOMEOWNER FORUM - Cathy Cohen, Deborah McBride, Lindsey Delvin, and Yakov Skhisov were present via conference call due to the social distancing in place. Discussion items focused on landscaping, weeds in rock beds, and garage roof repairs.

C. COMMITTEE REPORTS

- 1. Parking Committee – It was announced that the parking committee will return to full parking rules on July 1, 2020.
- 2. Landscape Committee – It was stated that the full landscaping contract work will Take place beginning July 1, 2020. This will include: Two monthly fills – for contract and extended services, full community weeding, pick up of debris throughout, irrigation twice a week, and the removal of select trees and shrubs.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

3. Backflow testing for the Cherry Creek Valley Water District is scheduled for June 22, 2020.
4. Design Review Committee – The following two landscape requests were reviewed and approved:  
Unit #80 - remove and replace an old evergreen tree with a lilac tree.  
Unit #56 - remove and replace lilac trees with 6 vertical shrubs/tree.

### D. MINUTES

1. Following review and presentation, a motion was made by George Smyser and seconded by Lidia Saniuk approving the March 17, 2020 Board Meeting Minutes with additions under committee reports. All Board members present voted in
2. favor and the motion passed. A copy of the March 2020 minutes will be posted online.
3. Next Board Meeting is scheduled for July 21, 2020

### E. FINANCIAL REPORTS

1. The March 31, 2020 financials, April 30, 2020, and May 31, 2020 were reviewed and accepted by the Board members present.

### F. UNFINISHED BUSINESS

1. Modify Spotlights on #88 Garage – It was the consensus of the Board to review the position of the lights and light disbursement before finalizing.
2. Outside of Patio fences after residents move away – The Board discuss possible solutions for unwanted landscaping outside of patio fences. These may be a need to remove plant material previous planted and not maintained.
3. Website Clean Up – This task will be completed by Owner Sean Walker of unit #72.
4. Resident Handbook updating – Board President Ross Vanvoorhees will complete this upgrade.
5. Cement Staircase Repair – The Board is making calls to find a bidder for this work. Included in these future bids the Board is adding two sets of stairways, retaining wall and support posts/columns.

### G. NEW BUSINESS

1. July 4 Fireworks Ban – It was stated that the July newsletter and the bulletin board will include a posting on the July 4 Fireworks Ban.
2. IRS Roof Inspection Due to Recent Wind Storm – President Ross Vanvoorhees will schedule a roof inspection following the recent high winds.
3. Support Posts – The Board confirmed that the 75 additional reinforced metal posts installed on the perimeter fence withstood the recent wind storm well.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

4. Holding Board meeting with Social Distancing – The Board will decide whether future meetings will be held via Zoom or teleconferencing.
5. Dumpster in Late August – At this time the dumpster has been postponed.
6. Audit for 2019 – It was requested that Management obtain engagement letters for a yearend audit 2019 separate and tax preparation audit. Olsen, Reyes, and Sauwerwein will be notified.
7. Letter to residents about trees – Owners of units #3,#5, #46, #50, #51, #76, and #90 will be notified to trim trees within their individual patio, at their expense. Management was asked to verify if #43 trimmed their large patio tree. Ross Vanvoorhees will compile a list of common area trees to be removed.
8. Board President Ross Vanvoorhees will provide a work order list for Yakov Skhisov. Yakov will supply a list of work orders he knows of (#58 latch repair and #34/#89 downspout replacement).

### H. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 7:50 pm.

### I. Executive Session

1. Attorney Status Report
2. Review of the aged receivables and delinquencies

Approved by

Richard Ross Vanvoorhees date 07/21/2020  
President



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

### BOARD OF DIRECTORS MEETING

July 21, 2020 at 6:30 pm

### MINUTES

#### A. CALL TO ORDER

1. A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held July 21, 2020, and called to order at 6:30 pm in the Weststar Management Offices located at 6795 E. Tennessee Ave. #601, Denver, CO 80224. Board Members present and attending the Board Meeting were:

| <u>Name</u>      | <u>Title</u> | <u>Term Ends</u> |
|------------------|--------------|------------------|
| Ross Vanvoorhees | President    | 2021             |
| Lidia Saniuk     | Vice Pres.   | 2022             |
| George Smyser    | Treasurer    | 2021             |
| Vacant           | Secretary    | 2023             |
| Vacant           | At-Large     | 2023             |

Michael J Workman | CMCA, AMS was present, representing Weststar Management Corp.

2. Gregg Fanselau, and Jeanne Moore were present via conference call. Yakov Skhisov attended via video due to the social distancing in place.
3. Opening Remarks by Board President Ross Vanvoorhees. Ross did not have any opening remarks and moved to the homeowner forum.

#### B. HOMEOWNER FORUM

Gregg Fanselau, Jeanne Moore, and Yakov Skhisov were present via conference call and video due to the social distancing in place. Discussion items focused on landscaping, watering, and parking, specifically motorcycles. It was discussed that motorcycles can be parked in garages, not out in the open.

#### C. COMMITTEE REPORTS

1. Parking Committee – No updates presented.
2. Landscape Committee – It was stated that the committee will be inspecting the property for all the trees and shrubs that need to be removed or trimmed. The committee will schedule a walk-through for later in the week and will speak with an arborist for the larger trees.
3. Design Review Committee – The following two landscape requests were reviewed and approved:
  - Unit #56 – plant three (3) Emerald Green Arborvitae in the rock beds around his building.
  - Unit #56 – Replace storm door with one similar to existing.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

Board Meeting Minutes  
July 21, 2020  
Page 2

### D. MINUTES

1. Following review and presentation, a motion was made by George Smyser and seconded by Lidia Saniuk approving the June 16, 2020 Board Meeting Minutes with some minor corrections. All Board members present voted in favor and the motion passed. A copy of the June 2020 minutes will be posted online and at the mail kiosk bulletin board.
2. Next Board Meeting is scheduled for August 18, 2020

### E. FINANCIAL REPORTS

1. The June 30, 2020 financials were reviewed and accepted by the Board members present. Ross noted a name was missing from the Accounts Receivable report. Mike advised that the print selection for the report was the cause. A new AR report was produced.

### F. UNFINISHED BUSINESS

1. #34 & 56 – George spoke with two contractors, SG Construction and 5 Star Cedar Fences. Both indicated that they could do the repair work to the Roof Overhang Support posts. Fox Renovations was also contacted about the staircases.
2. Discussion moved to the executive session
3. Spotlights at unit #88. Ross stated that he would again look at the lights.

### G. NEW BUSINESS

1. Backflow Testing: It was reported that the backflow testing has been completed without issues.
2. Future Board Meetings: It was discussed that the next meeting of the board of directors in August will be via video and telephone conferencing. Board members are to also be sent an invite to the stream.
3. Dumpster: It was discussed that the community dumpster will be scheduled for the last week in August. A previous board member set it up in 2019. George will contact management with the details to schedule for this year.
4. Lighting Project: It was discussed that the plan for updating the lighting around the community was needed for maintenance reasons. Board had narrowed the selection down to three, then one style of fixture. George presented the bid from Lighting New York to order twenty-five (25) post lights and twenty-five (25) wall lights at a total of \$6,636.00. Lidia expressed concern surrounding the selection of the lighting, stating that she believed the owners should have more say as to the selection. Ross motioned to approve the bid. George Seconded.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

Board Meeting Minutes  
July 21, 2020  
Page 3

Both Ross and George approved the motion, Lidia abstained. Motion carried. George will contact Mike with the details for ordering the fixtures.

5. Call for homeowner contribution for the Board and Committees: It was discussed that the Board needs help with the management of the HOA and notice should be sent out regarding same.
6. Maintenance Issues:
  - a. Workorder Status Report: management presented the workorder report from their management software
  - b. Garage #76: It was discussed that the board would hold off on the interior repairs until the roof issues were resolved.
  - c. Black Post Lights: This item was not discussed
  - d. Building Numbers, Status Report: The numbers have been purchased and Yakov has been installing them. Workorder was submitted and sent to Yakov, open ended.
  - e. Paint Railing at #25 Staircase: George presented a bid from 5 Star Cedar Fences, SG Construction and Fox Renovations for stairway replacement. Board discussed the bid from Fox Renovations for the block retaining wall. Ross motioned to approve 5 Star Cedar Fences at a cost of \$4,300.00 to repair the staircases located at units #37, #38. Lidia seconded, all voted in favor. George will have the contractor contact management to set up the vendor and pay the deposit.

### H. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 7:50 pm.

Approved by William Ross Vanvorhke date 08/18/2020



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

### Monthly Board Meeting

August 18, 2020

### Minutes

#### A. CALL TO ORDER

A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held August 18, 2020, and called to order at 7:25 pm in the Weststar Management Offices located at 6795 E. Tennessee Ave. #601 Denver, CO. 80224. Michael J Workman | CMCA, AMS was present, representing Weststar Management Corp. Board Members present and attending the Board Meeting were:

| <u>Name</u>      | <u>Title</u> | <u>Term Ends</u> |
|------------------|--------------|------------------|
| Ross Vanvoorhees | President    | 2021             |
| Lidia Saniuk     | Vice Pres.   | 2022             |
| George Smyser    | Treasurer    | 2021             |
| Vacant           | Secretary    | 2023             |
| Vacant           | At-Large     | 2023             |

1. In attendance from the ownership was Heike Newman, Robert Przybylski, Kathleen Leahy, Gregg Fanselau, Steven and Christine Subber, Cathy Cohen, Chandler Gibbons, Eugenia Skhisov, Yakov Skhisov, Suzanne Lively, Elizabeth Winget, and Kelly Mul'e.
2. Opening Remarks by Board President Ross Vanvoorhees. Ross did not have any opening remarks and moved to the homeowner forum.

#### B. HOMEOWNER FORUM

Suzanne asked who gave the order to cut down all the morning glory along the garage #4. Suzanne said that she spoke with the workers and asked why they were doing that. Suzanne stated that the worker said he was not sure but was doing what he was told to do. Ross and George both indicated that neither one of them had given that directive and that the landscaper was doing other things without the board's approval. Manager advised that all owners should be calling the manager and not confronting the vendors directly. Heike asked about parking motorcycles in the community and that the rules should change. Elizabeth stated that the past board meetings were unwelcoming with the old management company. She also asked about the meeting with the attorney and the cancellation. Ross stated that the community had issues with the previous management companies and that the board felt those issues have been resolved with the new company. Robert asked about the watering and if irrigation heads had been removed. Cathy reported trashcans being left out around the community. Elizabeth suggested a welcoming committee and volunteered to head that committee.

#### C. COMMITTEE REPORTS

1. The board felt that all committee topics had been discussed in the Special Meeting as well as the homeowner forum.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

### D. MINUTES

1. Following review and presentation, a motion was made by George Smyser and seconded by Lidia Saniuk approving the July 21, 2020 Board Meeting Minutes with some minor corrections. All Board members present voted in favor and the motion passed. A copy of the July 2020 minutes will be posted online and at the mail kiosk bulletin board. Manager will also email the minutes to the owners.
2. Next Board Meeting is scheduled for August 18, 2020

### E. FINANCIAL REPORTS

1. The July 31, 2020 financials were reviewed and accepted by the Board members present.

### F. OLD BUSINESS

1. Roof Overhang Support Posts #35, 56: Not discussed.
2. Staircases at #35 and #38: Ross reported that the contractor hired to replace the staircases was not working out. 5 Star was delaying the work and had demolished a set of stairs and left the debris. Manager is to call 2 other contractors and have them bid on completing the project. Manager will work with George on coordinating a site visit with the bidders.
3. Community Dumpster: Ross indicated that Blue Bear will be out on the 21<sup>st</sup>. An email will be sent out to the community with the dates of the dumpster. Manager to include what can and cannot go into the dumpster.
4. Lighting Project Status Report: Discussed in Special Meeting held before the board meeting.
5. Workorder Report: Manager presented the completed workorders from Yakov.

### G. NEW BUSINESS

1. Call for owner volunteers for committees: Discussed in the special meeting held before the board meeting.
2. Tree trimming and removal: Ross will send the landscape committee tree review to management. Manager to call the owner at unit 30 and see what she wants done with the bushes.
3. Maintenance Issues: Manager to call 2 more bidders for unit 62. Manager will coordinate with the owner of unit 62 for access.
4. Other:
  - a. Ross stated that over the last 5 years, he has hoped that more owners would step up and take ownership of the management of the community. Ross stated that he will no longer continue to manage updating the handbook, the website, and the community email system. Ross stated that he has been paying for the renewals for the email and website with his own money and being reimbursed. Ross stated that he would no longer do that and the HOA needed to work out who would take over the communication functions. Manager suggested that the owners create a Communications Committee that would handle the emails, website, and the newsletters. Lidia suggested an email blast to all the owners calling for specific committee needs.





## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION - CDS HOA

- b. Kate Riden was present and previously offered to fill one of the vacancies on the Board of Directors. Ross asked Kate if she was still willing to donate her time. Kate indicated that she was ready and willing to help. Ross made a motion to appoint Kate Riden to the vacant seat on the Board of Directors. Lidia 2<sup>nd</sup> the motion. All voted in favor, the motion passed. Kate Riden was appointed to the Board of Directors.
  - i. Ross will contact IT and have an email address created for Kate.
- c. George discussed what the design committee was and what the process has been in the past. New ARC will need to create a process moving forward.

### H. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 8:45PM

Approved by W. Ross VanVorder, President date 10/6/2020



# YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

## Monthly Board Meeting

September 15, 2020

### Minutes

#### A. CALL TO ORDER

A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held September 15, 2020 and called to order at 6:31 pm in the Weststar Management Offices located at 6795 E. Tennessee Ave. #601 Denver, CO. 80224. Michael J Workman | CMCA, AMS was present, representing Weststar Management Corp. Board Members present and attending the Board Meeting were:

| <u>Name</u>      | <u>Title</u> | <u>Term Ends</u> |
|------------------|--------------|------------------|
| Ross Vanvoorhees | President    | 2021             |
| Lidia Saniuk     | Vice Pres.   | 2022             |
| George Smyser    | Treasurer    | 2021             |
| Vacant           | Secretary    | 2023             |
| Vacant           | At-Large     | 2023             |

1. In attendance from the ownership was Heike Newman, Justin Long, Jeanne Moore, Sandy Wolfe, Gregg Fanselau, and Elizabeth Winget.
2. Opening Remarks by Board President Ross Vanvoorhees. Ross did not have any opening remarks and moved to the homeowner forum.

#### B. HOMEOWNER FORUM

Justin Long spoke about the flooding loss that occurred and his payments to the contractors. Management advised that the board would discuss that in the meeting, later in executive session. Heike asked about the motorcycle rules and wants motorcycles parked in the front of owner's garages. The board advised that the parking rules would need to be reviewed and asked that this be tabled for another time. Jeanne asked about the flooding and the stairways in the common areas. Sandy Wolfe discussed her ceiling and the work that needed to be done. Elizabeth praised Yakov's work on the perimeter fence and the choice of stain. The fence now matches the buildings and looks good. Elizabeth requested that all the fences be stained the same color. Elizabeth also asked that all the common area trashcans have self-closing lids installed. Gregg stated that all the garages need to be painted. He also mentioned that he read through the minutes and that there seems to be items that have been left off the list such as the roofs over the mailboxes and the pet off the leash areas. The board advised that the garages will be looked at for painting and will include a bid for painting the fences as well. The board advised that they are waiting on a bid from the roofing company to replace the roof over the mailboxes and that the pet off leash area was tabled for 2020 but will be discussed again in the summer of 2021.

#### C. COMMITTEE REPORTS

1. **Parking Committee:** The committee said that it was not ready to discuss the motorcycles at this meeting as they needed to gather more information. No other updates were provided.
2. **Landscape Committee:** The committee announced that they have bids to review and will discuss them in the New Business portion of the meeting.
3. **Design Review Committee:** The committee Board Liaison, Lidia Saniuk, announced that the committee has finalized the Architectural Review Application and has sent it to the manger. Heike announced that she has several owners interested in the Lighting Subcommittee and will send the charter and the list of owners to the manager. The board asked if the committee will be a subcommittee or a separate committee. Heike advised that the committee would be separate from the Architectural Review Committee. Heike asked if she could get all the information on the lighting project so far, along with receipts, invoice, and contact information from the vendor. The manager asked that Heike send an email with a list of all the items that they are requesting.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

4. New Committee Announcement: This item was tabled

### D. MINUTES

1. Following review and presentation, a motion was made by Ross Vanvoorhees and seconded by George Smyser approving the August 18, 2020 Board Meeting Minutes and Special Meeting Minutes with some minor corrections. All Board members present voted in favor and the motion passed. A copy of the August 2020 Board meeting minutes and the Special meeting minutes will be posted online and at the mail kiosk bulletin board. The board asked that the meeting minutes not be emailed to the community.
2. Next Board Meeting is scheduled for October 20, 2020 at 6.30PM

### E. FINANCIAL REPORTS

The August 31, 2020 financials were reviewed and accepted by the Board members present.

### F. OLD BUSINESS

1. Roof Overhang Support Posts 35 and #38. This item was not discussed.
2. Staircases at #35 and #38: The board reviewed bids from Mile High Foundations and Concrete and Rebuild Corp. A1 Chip Seal and Concrete did not submit a bid before the meeting and were therefore excluded. Ross made a motion to accept the bid from Mile High Foundations and Concrete for the sum of \$6,788.50 to complete the staircase project and remove all the debris. George seconded the motion. All voted in favor. George will contact Mile High and be the point person on the property. George advised that they will need a deposit and will contact the manager for the details.
3. Tree Pruning: The board reviewed two bids. One from Save A Tree and the other from Preservation Tree Service to remove dead wood and prune trees around the community's common areas. The board will contact Preservation Tree and check their schedule. The board will decide and approve by email.
4. Workorder History Report: The manager presented the completed workorders from Yakov. The board asked if there was a workorder for the fence at unit #17. Hearing no, the board asked that management send a workorder to Yakov to repair the fence at unit #17.
5. Status on unit 62: This was discussed with the owner during the Homeowner Forum. Management to send the bids to the board for review. The manager will report back to the owner with their decision.
6. Other: The board discussed the Canyon Wall and its status. The board discussed the option of removing the timbers and rebuilding the wall, installing deadheads. The also discussed the option of installing a block wall. Management advised that an engineered drawing would be needed if they plan to rebuild the wall so that they can apply for permits. The board decided to table the discussion for now and discuss it again in a few months.

### G. NEW BUSINESS

1. Call for owner volunteers for committees: The board discussed the different committees and the need for more homeowner involvement. The board pointed out that there is a landscape committee, however the members consist of the board since there are no current volunteers from the homeowners. Homeowners are needed to run this committee.
2. Landscape Contractor: The Board reviewed bids from CDI and Keesen Landscape. Arrow Landscape declined to bid after visiting the property due to internal management changes within the company.
  - a. Heike asked if landscape lighting would be part of the discussion when discussing a new landscaper. The board advised that they would speak to the new landscaper, but that work would be outside the scope of the maintenance contract.
  - b. Lidia discussed her experience with CDI and said that she would vouch for them. CDI manages the landscape at Turtle Creek and the property is very clean and very tidy.
  - c. Ross made a motion to accept the contract from CDI for \$32,867.50 per year, starting on January 1, 2020 with the additional items of \$2,909.80 as presented. George seconded the motion. Hearing no more discussion, a vote was called and all approved.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

- i. The Board reviewed the Snow Removal Contract from CDI that accompanied the Landscape Bid. Ross made a motion to approve the contract for the 2020- 2021 snow season. George seconded the motion. Hearing no more discussion, a vote was called, and all voted in favor.
    - ii. Management will send the Landscape and Snow Contract to the Associations Attorney for review before the board will sign the agreement.
  3. Greg Fanselau: The board welcomed Gregg to the meeting and asked if he was still interested in becoming a member of the Board. Gregg said that he was. The board advised that his seat would be up for election at the November Annual meeting. Gregg indicated that he was still willing to serve. Ross made a motion to appoint Gregg Fanselau to the Yosemite Board of Directors. Lidia seconded the motion. Hearing no further discussion, a vote was called, and all voted in favor. Gregg Fanselau is now a member of the Yosemite Board of Directors until the November Annual Meeting.
    - a. The board discussed the Association email and advised that they would assign Gregg an address for the HOA.
  4. Website: the board discussed moving all the documents from the Yosemitevillage.org site to the Weststar Management site and shutting down the Yosemitevillage.org site.
    - a. Heike asked if there was someone that could run the site. The board discussed how there has been a call from owners to take over the management of the site, but no one has volunteered. The board will send documents to the manager so that he can have it loaded to their website. The manager advised it will take a few days, but the information should be up before the end of the week, middle of the following week.
  5. Community Email System: The Board discussed the email system that is being used by the board and management. They discussed the desire to find an alternative system that is easier to use and more user friendly.
    - a. Heike asked that the board put something in the newsletter about needing a volunteer that is familiar with IT.
- H. Correspondence:
1. Community Calendar: the board reviewed the community calendar.
  2. Homeowner Notices: The board was presented with violation letters sent to homeowners in the community. The board tabled the discussion on this item.
- I. Adjournment:
1. Hearing no other business before the board, a motion was made to adjourn the meeting at 8:30PM.

Approved by

Wilbur P. Vanvorbes

date

10 / 21 / 2020



# YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

## Monthly Board Meeting

October 20, 2020

### Minutes

#### A. CALL TO ORDER

A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held October 20, 2020 and called to order at 6:30 pm held via ZOOM. Michael J Workman | CMCA, AMS was present, representing Weststar Management Corp. Board Members present and attending the Board Meeting were:

| <u>Name</u>      | <u>Title</u> | <u>Term Ends</u> |
|------------------|--------------|------------------|
| Ross Vanvoorhees | President    | 2021             |
| Lidia Saniuk     | Vice Pres.   | 2022             |
| George Smyser    | Treasurer    | 2021             |
| Kate Riden       | Secretary    | 2023             |
| Gregg Fanselau   | At-Large     | 2020             |

1. In attendance from the ownership were Karen Sargent, Elizabeth Winget, Yakov Skhisov, Justin Long, Heike Newman, Cheryl Pawelcik, and Jeanne Moore.
2. Opening Remarks by Board President Ross Vanvoorhees. Ross did not have any opening remarks and moved to the homeowner forum.

#### B. HOMEOWNER FORUM

The following items were presented to the board during the forum: Insurance Deductibles, Announcements about Monthly meetings, motorcycles, dog owner responsibilities, and the main sewer line, specifically at building 1171.

The board discussed the issues presented by the owners. It was noted that the annual meeting would be November 17, 2020. The discussion of the dogs and dog parks as well as parking motorcycles would be tabled until a later date. The board will take up parking rules in the next year. It was discussed that the deductible for the Master Insurance and the responsibility for payment is outlined in the Associations Covenants, Rules and Restrictions. The board heard owners concerns regarding the main sewer line and how they determine the responsible party. It was stated that the board cannot assume that the responsibility or the cause was from someone else down the line. Per the covenants, those that receive insurance benefits are assessed the deductible in accordance to the Governing Documents.

#### C. COMMITTEE REPORTS

1. Parking Committee: There was no new information presented to the board. The board asked for volunteers to help with this committee.
2. Landscape Committee: There was no new information presented to the board.
3. Design Review Committee: It was reported that the charter for the committee was complete and will be sent to the board for review and approval. After review of the lights purchased prior to the committee, it was decided by the committee that they do not want the lights purchased and will investigate returning them or receiving a credit. The committee asked the Board for a budget number to be able to work within.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

It was noted that the committee would like to investigate the darker areas and include that in the review of the property for the project.

- a. The board and management clarified the Operating and the Reserve budgets. The lighting will not come from the operating but from the reserves. Options for the lights need to be presented to the board and then, the budget will be created. The board asked the committee to be sure that they find lighting that directs the light down and not up to help reduce light pollution.
- b. Justin Long recommended an electrician that may be able to help. Justin will connect with Heike for more information.

### D. MINUTES

1. Following review and presentation, a motion was made by Ross and seconded by Lidia approving the September 15, 2020 Board Meeting Minutes with minor corrections. All approved without objection.
2. The Annual Meeting date was confirmed for November 17, 2020. Check in will begin at 6:00PM and the meeting will start at 6:30PM.

### E. FINANCIAL REPORTS

1. The September 30, 2020 financials were reviewed and accepted by the Board members present.
2. The 2021 Annual Budget was approved via email and ratified by the board at the board meeting. Ross made a motion, seconded by Lidia, to approve the 2021 Annual Budget Draft to present to the owners at the annual meeting. All voted in favor without objection.

### F. OLD BUSINESS

1. Roof Overhang Support Posts #34 and #56: The board discussed the support posts at units #34 and #56. It was reported that the posts are done. #34 is in but needs to be painted.
2. Staircases at #35 and #38: It was reported to the board that the staircases have been completed and the debris has been removed.
3. Snow Removal Contract: It was reported that the snow removal contract for 2020 – 2021 has been reviewed by the Associations Attorney, Kim Porter. All recommended revisions by the attorney were sent to CDI to include in the contract. Without objection, CDI revised the contract and resent to management for board approval. The Board President, Ross, will come to the Management Office and sign the contract in the preceding days. The Board will contact TPT Landscape and let them know that Yosemite Village will cancel services for Snow, effective immediately, and Landscape Maintenance Services, effective January 1, 2021.
4. Tree Pruning: It was reported that SaveATree has completed the contracted tree pruning and removal without any major issues and on budget.
5. Work Order Report: The work order report was presented to the board for review.

### G. NEW BUSINESS

1. Garage Sales: The board discussed garage sales in the community. It was reported that there was a garage sale in the community two weeks before the board meeting. This caused some traffic and parking issues. Moving forward, the board would like to see a request and be allowed to approve the garage sales before they take place. Lidia suggested that the community have an annual garage sale, where everyone can



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

participate and contribute. Gregg suggested that this item be discussed at the Annual Meeting for owner input.

2. Motorcycle Parking: The board decided to table this topic until a review of the parking rules and regulations.
3. Other: Other items presented at the meeting:
  - a. Insurance General Liability Premium: The board discussed the increase on the Master Insurance Policy under the General Liability. The board asked that management contact the Associations insurance broker for more information.
  - b. Large Bulk Items/ Removal: The board discussed requests for large bulk item removal by the trash company. It was decided that all owners that have large items need to arrange for the removal of those items on their own. Items that are abandoned in the community will be removed, but if it is a resident or owner of the community, they may be fined and billed for the removal.

### H. CORRESPONDANCE:

1. Community Calendar: The calendar was presented to the board, but not discussed.
2. Homeowner Notices: The board was presented with violation letters sent to homeowners in the community.

### I. ADJOURNMENT:

1. Hearing no other business before the board, a motion was made to adjourn the meeting at 8:05PM.

Approved by *M. A. Wilson* date 12 / 15 / 20

On the behalf of the Yosemite BOD

# **Yosemite Village**

1101-1254 South Yosemite Way

Denver, CO 80247

## **November 2020**

A Board of Directors meeting was not held in November 2020.

The November 17, 2020 meeting served as the Annual Homeowners Meeting.





# YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

## Monthly Board Meeting

December 15, 2020

### Minutes

#### A. CALL TO ORDER

A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held December 15, 2020 and called to order at 6:30 pm held via ZOOM. Michael J Workman | CMCA, AMS was present, representing Weststar Management Corp. Board Members present and attending the Board Meeting were:

| <u>Name</u>      | <u>Title</u> | <u>Term Ends</u> |
|------------------|--------------|------------------|
| Ross Vanvoorhees | President    | 2021             |
| Lidia Saniuk     | Vice Pres.   | 2022             |
| George Smyser    | Treasurer    | 2021             |
| Kate Riden       | Secretary    | 2023             |
| Gregg Fanselau   | At-Large     | 2023             |

2. In attendance from the ownership were Kathleen Leahy and Heike Newman.
3. Opening Remarks by Board President Ross Vanvoorhees. Ross did not have any opening remarks.
4. Establish Board Positions for the 2021 Board of Directors. It was decided that Ross will remain as the Board President, Lidia will serve as the Vice President, Kate will serve as the Secretary, Gregg will serve as the treasurer, and George will serve as the member at large.
5. Meeting Dates and Times for the 2021 Board Meeting. The board discussed the meeting dates and times for the 2021 season. It was decided that the board will continue to meet on the third Tuesday of every month but change the start time to 5:30PM.

#### B. HOMEOWNER FORUM

The following items were presented to the board during the forum: Reminder sent out to the community a few days before the board meeting so that owners can attend, the gray boxes around the community have ice melt inside. Owners need to be aware of this, many are not. The meeting minutes need to be posted on the bulletin board after they are approved. It was stated that the ice melt box at Kathleen Leahy's unit was too far back in the landscape and needed to be moved forward.

The board discussed the issues presented by the owners. It was noted that a notice will be sent to the owners via email on the dates and times of the board meeting. Minutes will be posted at the mailbox bulletin board when they are approved and when the Secretary can get out to post them. The box will be moved forward as requested.

#### C. COMMITTEE REPORTS

1. Parking Committee: There was no new information presented to the board.
2. Landscape Committee: There was no new information presented to the board.
3. Design Review Committee: There was no new information presented to the board.
4. Lighting Sub Committee: Heike Newman advised that the committee had completed their study and had sent the report to the board for their review. It was reported that there were not a lot of options available to the community for the replacement of the post and garage lights. It was stated that the areas around the garages is very dark and more fixtures are needed in those areas. The board will need to decide on which fixtures should be installed so that the committee can engage a lighting expert to perform an



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

analysis. The board discussed that adding additional lighting would require access to the garages and may prove difficult to schedule with the owners. The point of the committee was to discuss replacing the damaged lights first. Adding additional lighting needs to be discussed later. The board stated that the light fixture that was installed between garages 50 and 51 did have good light saturation. The options that the board reviewed from the report were: Option 1, Repair the existing lights and globes. Option 2, Repair the existing lights and install new, chrome topped bulbs. Option 3, Remove all the existing garage and post top lights and replace them with something completely different. Regarding the purchased fixtures, the committee will try to sell them after the board decides on an option to present to the community.

### **D. MINUTES**

1. Review and Approve the 2020 Annual Meeting Minutes. This item was tabled.
2. Review and Approve the October 20, 2020 Board Meeting Minutes. The board reviewed the meeting minutes from the October board meeting. Ross made a motion, seconded by George to approve the meeting minutes from the October meeting. Motion passed without objection.

### **E. FINANCIAL REPORTS**

1. Review and Acceptance of the November 30, 2020 Financial Report. The board reviewed the financial report for November. A motion was made by Ross, seconded by Gregg, to accept the financials. Motion passed without objection.
2. Attorney Status Report. This item was tabled for the executive session.

### **F. OLD BUSINESS**

1. Building 1171 Insurance Status Report – It was reported to the board that the Associations Attorney had contacted all the unit owners involved in the Loss Claim from last September. Owners are in the process of submitting their invoices for reimbursement.
2. Mile High Foundations – It was reported by the board that a call was made to the contractor a week prior to the meeting for a follow up. Mile High Foundations reported that they were not able to complete the work at that time because the weather was too cold. However, a bid was submitted for repairs at unit #53. George made a motion, seconded by Ross, to approve the bid from Mile High Foundations to repair the support post and install a concrete pad at unit #53 for \$600.00. The motion was approved without objection.
3. Building 1223, Water Main Valve Shut Off – The board discussed the water shut off valve at the 1123 building. It was reported that the valve has frozen and cannot be turned off. The owner at unit #65 submitted a bid and requested that the HOA replace the valve and reimburse her for the expense. The bid from her plumber was \$560.00. A motion was made by Ross, seconded by Gregg, to allow the owner of unit #65's plumber repair the valve and be reimbursed \$560.00 when the work has been completed and the receipt has been submitted to the Manager. The motion passed without objection.
4. Roofing Status – It was reported by the board will contact IRS Roofing, after the snow fall, and will get an updated schedule for the continued replacements. The board advised, regarding a leak at building 1152, that Heritage Roofing was the roofer that installed the new roof at building 1152 and should be contacted with a warranty claim.
5. Dog Park, Meadow Area, Dogs off leash – The board discussed the dogs being off the leash in the meadow area of the association. It was suggested that dogs be allowed off the leash in the meadow area over installing a fenced in dog park. It was mentioned that there may be a problem with the size of the dogs and restrictions should be placed. The board discussed if the HOA could restrict the size of dogs in the community. Homeowners at the meeting expressed concerns that dogs running free could leave the meadow area and be struck by a car. The board decided that there needed to be more discussion and tabled the item for a future meeting.



## YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

6. Sewer Mains – The board discussed the sewer mains in the community. It was decided that it will be the official board policy to hydro-jet the mains every year, moving forward. The jetting would take place in August and tree roots would also be addressed at that time. A motion was made by Gregg, seconded by George, to make it an official HOA Annual Maintenance Item. The motion passed without objection.
7. Dogs Barking, Noise Complaints – The board discussed the process on reporting noise complaints to the HOA. Management will send out three (3) letters to the suspect owner. After the third letter, fines will be assessed to the suspect owner. However, if the matter continues, the complainant will need to call Animal Control and report the matter. When reporting to Animal Control, the first complaint will be anonymous. The second will be named and the third will require another owner to file a complaint before action will be taken by the Department.
8. Work Order Report – The work orders from the previous month were presented to the board for review.
9. Other Items – No further items were presented to the board for review.

### G. NEW BUSINESS

1. Repair and Paint the perimeter fencing – The board discussed the perimeter fencing around the community. This item was tabled until the spring.
2. Plumbing Reimbursement for #39 – The board was informed that an invoice was received by management and the owner was reimbursed for jetting his lateral septic line, per the prior approval from the Board of Directors.
3. Colorado Sewer Bid for Jetting and Cleanouts – It was reported that Colorado Sewer had been contacted regarding the project. A bid is pending.
4. Xenia Street Development – The board advised that they would check on the status and report back at the next board meeting.
5. Garage Sales – The board discussed that the garage sales in the community needs to have more discussion and review. This item has been tabled until the February or March Board meeting.
6. Signage in the Community – The board discussed the recent request from a homeowner to put up signs in the community for her business. The board stated that per the covenants, signs of this nature are not allowed.
7. Other – The board revisited the previous conversation surrounding the meadow and dogs off the leash. It was added that the board will contact the HOA's attorney and get some guidance as to the questions on liability to the HOA and the owners.

### H. CORRESPONDANCE:

1. Community Calendar: The calendar was presented to the board for review.
2. Homeowner Notices: The board was presented with violation letters sent to homeowners in the community.

### I. ADJOURNMENT:

1. Hearing no other business before the board, a motion was made to adjourn the meeting at 8:09PM.

Approved by On the behalf of the B.O. date 01 / 19 / 21

*[Handwritten signature]*