

Maple Hill Master Association Board of Directors

Tuesday, June 30, 2026 @ 6pm

Poudre Fire Authority, Station 12,

321 Country Club Road, Fort Collins, CO 80524

[Zoom Recording](#)

Meeting Minutes--DRAFT

1. A quorum was established and the meeting was called to order at 6:04PM. Board Members present: Nicole Russo, Carla Beard, Billy Miles, Amber Fraizer and Tim Brennon. Also present were 2 homeowners, Josh Quinn and Layne Ochsner (All Terrain) and Marah Whiteaker (The Summit).
2. Board & Management Introductions
All Terrain & Board Discussion: Sprinkler Project and General Expectations: A communication breakdown with All Terrain led to unaddressed issues (e.g., pine needles, metal edging, pool condition at season open) and a lack of transparency on service completion. All Terrain committed to providing proactive weekly reports on completed services. The board will now route all landscaping issues through Marah at Summit to streamline communication. All Terrain proposed installing tree rings for \$2.50/tree to prevent mower damage and improve trimming consistency. The board will consider this as a future project. The board will reconsider installing telemetry sensors to monitor real-time water levels. This will enable the system to automatically pause when water is low, preventing damage and allowing for more efficient scheduling.
3. Approval of Minutes of Prior Meeting--March 3, 2026. Nicole motioned to approve the minutes, Amber seconded, all-in-favor.
4. Homeowner Forum--None
5. Committee Reports:
 - a) Long-Term Landscaping Committee-requested proposal for dead plant/bush removal from All Terrain. Replace the solar lights at the monument signs \$40-\$80, all in favor. Sprinkler head replacement project.
 - b) Natural Area & Landscaping—Request: 3 Bids for New Management Contract, Vote to order 3 new signs (\$175 + installation) to be placed at tail openings. Nicole motioned, Tim seconded, all-in-favor. Get quotes for removing the thatch from the natural area along the trickle channels. Contact City's Storm water division, before any work is done.
 - c) Design Review Committee (DRC)—running smoothly. Notifications are working well, there is an open seat on the committee, need a volunteer.
 - d) Pool Committee: researched and recommended a new vacuum for the association to purchase (\$1645) Nicole motioned, Amber seconded, all-in-favor. Order 8 new pool lounges and 13 additional new lounges to purchase at the end of the season. (Pool will then have 37 chairs). Nicole motioned, Amber seconded, all-in-favor. Pool party

capacities—email guest policy reminder to members. The association will conduct a mid-season pool survey.

6. Old Business:

- a) Off Season Pool house Repairs: Pool house crack/water leak—sealed, may need to be resealed annually. The crack does not affect the structure.
- b) Backflow assembly—installed and tested (Unbudgeted expense).
- c) Reserve study update: The draft study omits some landscaping components.
- d) **CD Reinvestment:** The board approved a CD laddering strategy to maximize interest while maintaining liquidity.

7. Ratification of Interim Decisions—All approved, all-in-favor.

- a) Assessment late fees waived through May 2026
- b) Wisdom Tree Care: Spring Tree & Bush Pruning - \$8,400 (Budgeted Reserve Project)
- c) Fort Collins Tree Care: EAB Treatment, Tree Removal - \$11,400 (Budgeted Reserve Project)
- d) Hammerhead Remors Pro Commercial Pool Cleaner - \$1,645 + tax & shipping (Budgeted Reserve Project).

8. New Business

Reserve Study Draft Review—page 5, grills will not be replaced. Phase bigger projects in over several years e.g.: fencing.

9. Review of Current Financials: The board approved a CD laddering strategy to maximize interest while maintaining liquidity, using a CDARS program to keep all funds FDIC-insured.
- a) CD Reinvestment-proposal and vote to be done via email.
 - b) Delinquency Report-working on alternative format
 - c) 2027 Budget Prep / Vendors--board will continue with All Terrain this year

10. Board Discussion Topics

- a) Events are Canceled for the remainder of 2026
- b) Need volunteers to come forward for upcoming events
 - i. 4th of July Pool Party-Amber (food)
 - ii. Market Place—October—Amber & Carla
 - iii. Monthly Trash Pick Up in Neighborhood and Natural Area
 - iv. Yard of the Month--Carla
 - v. Website
 - vi. Newsletter—Summit 3 Quarterly, 1- Recap Presentation for the Annual Meeting

Upcoming Board Meetings:

October 24, 2026 @ 2pm - Crescent Park

December 1, 2026 @ 6pm - Aztlan Center

Adjournment—8:13PM

