

Red Fox Hill HOA Board Meeting Monday Nov 18th 2024

Board members in attendance: Helmuth, Naumer, Bart Banks, Justin Landrum, Sam lanetta, Tom Wallace, Mike Smith, Dany/Lesley Page (switched halfway through the meeting)

Guest Resident: Jennifer McComb

Agenda::

Finance Tom

- We got a note from Blake of a 5% increase in trash collection.
- We collected 95 from 124 so far.
- Expenses we are 10K under but probably we will get that by the end of the year
- \$25 in cash and \$26K in invoices pending
- Pool total is \$5K under budget. \$3K over

Grounds Mark

- \$12 to \$19K Water is going up.
 - We can check in spring if there is any leak.
- Insurance has been approved.

Facilities Mike/Justin:

- Mr pool invoice with CC Mike and Blake, everything looks normal.
- No leaks.
- Capitol roofing for solar, looking for a lease.
- Pool team: Julian will stay on. We are looking for someone else. May to Sept, Every day but they alternate with the other kids, they can alternate one week on one week off, etc.
 - We will open it up to the neighbors.

Architectural:

- We got the letter from the red garage, and we believed this was approved. Letter needs to be sent to the neighbor.
- Some solar roofs were approved.

Insurance:

- Term limits are a change because it was 3 years.

Covenant Review

- Article III section 2
 - We removed this because we don't want a proposal to be automatically approved just if we miss the original message
- Article IV
 - Section 7- trailers/boats/etc.-

- need to change to reference current Boulder County regulations that control the time limit on the street (48 hours as of Nov 18, 2024)
- Section 9-
 - Changed to “commercially raised”
 - Bees now considered livestock- discussed how to propose bee and chicken changes to the neighborhood. Will send all changes as line items so people can vote on individual changes.
- Section 12
 - Discussion of definition of weeds, how to make a description that is enforceable
- Section 18
 - Change to say that just the design needs to be approved
- Section 19
 - Changed to the board may require up to 30 days to approve proposed changes
 - Removed sentence about responsibility includes area between the lots’ property lines in the front, sides and rear of the lot
 - Removed “Up to 80% of landscape may be drought tolerant plantings designed to cover...” to just say that “all plant material...”
 - Discussion about whether to specify front/side yard
 - Any of the pre-approved xeriscaped plans can be chosen by a resident with the understanding that it is automatically approved but still must receive board approval
 - Change wording about 30 day approval
- Section 22
 - Change in wording about 30 day approval
- Section 23
 - Clarification between vacation home and short-term rental
 - Limit to 10% of properties in the neighborhood to be used as short-term rental, must apply for a permit
- Article V
 - Section 3- discussion about whether the board is on the hook to pay for mediation

Meeting adjourned at 8:15