**ADRIEL HILLS CONDOMINIUM ASSOCIATION**

**OPERATIONS COMMITTEE MEETING MINUTES**

**THURSDAY, SEPTEMBER 3, 2015**

**CALL TO ORDER:** The Operations Committee Meeting was called to order by Co-Chair Laurie Sneider at 10 am.

**COMMITTEE MEMBERS PRESENT:** Co-Chair Laurie Sneider, Co-Chair Bill Lauer, Larry Cecil, Reg Hayworth, Robby Laitos, Bill Lauer, Sharone Mekelburg, Kelsey Smith and Alan Sneider

**COMMITTEE MEMBERS ABSENT:** None

**ALSO PRESENT:** Ralph Pankey, Property Manager

**HOMEOWNERS PRESENT:** Deborah Kohler

**HOMEOWNER’S COMMENTS, CORRESPONDENCE:** Written correspondence from long-time resident and homeowner Debbie Kuhn along with Ralph Pankey’s written response was included in the packet and briefly discussed. Ralph reiterated management will take care of items that are HOA responsibility.

**Approval of June Minutes:** Sharone motioned approval of June Minutes. Alan second. All in favor. Laurie thanked homeowner Deborah Kohler for volunteering to take minutes at this meeting.

**MANAGER’S REPORT (July, August, & September):** A detailed written Manager’s Report for July, August and September was included in the Operations Committee packet. Additional comments from Ralph included the following: excited to show exterior work that’s been completed during the field review/tour at the end of today’s meeting; deck staining will be completed before winter if weather continues to cooperate; very pleased with seal coating of roads completed this summer (cost efficient, professionally done & no homeowner complaints); pool gate closure was repaired by Ryan and is working well; homeowners asked now to submit request forms 10 days prior to Operations Committee meetings versus 15 days prior to monthly BOD meetings; tennis court not repaired due to weather (several homeowner tennis players felt it could wait until next year); the swimming pool big glass closure door broke and pool was closed during repairs due to safety concerns; wildlife concerns were discussed (bear, rabbits, raccoons); soliciting and door to door sales in Adriel Hills is prohibited and a recent incident was handled appropriately by contacting the solicitor who has not returned; pleased with work done by all HOA staff members this summer; irrigation main line broke on golf course and required three day staff time to repair, but with loaned equipment and purchase of supplies, the repair process was much more cost efficient than hiring a contractor to do all the repairs (photos of the repair were passed around). Ralph also reflected on BOD member Kay Reynolds who had to resign and that her hard work as treasurer has been greatly appreciated.

**OLD BUSINESS:**

**Dumpster Enclosures:** Alan has spent considerable time researching and contacting firms about repairs and replacement of dumpster enclosures. Project seems too small so there’s been very little interest on bidding to complete the work. Discussion followed; types of metal to be used, replacement of concrete pad at some locations, issues with wasps in the old wood enclosure at some dumpster sites etc. Ralph estimates the cost to replace each with a more permanent structure to be in the $6000 range per dumpster enclosure.

**Pond:** There’s a large abundance of fish in the pond and issues related to the long-term health and vitality of the pond overall are complex. Ralph and committee member Kelsey Smith said they would contact Mike at Fort Collins Country Club ask his advice. Sharone looked back at her meeting minutes and reminded others that issues with the pond have been discussed since 2014.

**NEW/OTHER BUSINESS:**

**Evaluation of Committee Meeting Schedule:** No Operations Committee meetings were held in July or August and Laurie asked for committee member input regarding this and how often these meetings should be held. Discussion followed including the fact that the Operations Committee members are available if needed, there had been no urgent or delayed issues and the September agenda was reasonable without excessive back log. It was agreed there will not be a formal meeting scheduled in October but all members of Operations Committee are asked to reserve this time on their calendar every month in case a meeting may be required. Homeowner requests and other concerns requiring Operations Committee input or action will be addressed in a timely fashion. Meetings will be scheduled as needed.

**Homeowner Comments:** Deborah Kohler asked about the cost and feasibility of converting from community dumpsters to curbside garbage pickup (or a combination of both). She wondered if that might be more cost efficient than repairing and replacing dumpster enclosures in Adriel Hills. Deborah thought many residents might appreciate putting a garbage and recycle can at the end of their driveway once a week vs. hauling their trash from their home to Adriel’s community dumpsters. Discussion followed; concern that some units do not have a garage or adequate storage for garbage cans and if there would be more or less wear and tear on Adriel Hills’ roads. Ralph said the $800 per month cost with Waste Management and the annual contract will be up for renewal May 1, 2016 so this fall might be a good time to talk with Waste Management about all options. Committee members agreed garbage collection and dumpster repair issues need further research.

**Field Review Exterior Repairs & Repaints:** The Operations Committee members walked around buildings 1, 15, 18 & 20; also buildings 17 & 19 completed previously reviewing the extensive building repairs, deck replacement and exterior repainting. Ralph reviewed the process of surveying the buildings and identifying required remediation. Ralph also explained what work an individual owner might be responsible for. Repairs this year are completed and two buildings painted with building 18 painting in progress.

Meeting adjourned after field review 12:45 pm.