

**ADRIEL HILLS CONDOMINIUM ASSOCIATION
OPERATIONS COMMITTEE MEETING
THURSDAY, APRIL 7, 2016**

Call to order: The Operations Committee Meeting was called to order by Co-Chair Bill Lauer at 10:00 am.

Committee Members Present: Ruth Boothe, Larry Cecil, Reg Hayworth, Bill Lauer, Kelsey Smith
Alan Sneider, co-chair, has resigned. Ruth Boothe agreed to take the co-chair position. Robby Laitos has taken some time off.

Also Present: Craig Culver, Dave Felder, Phillip & Shirley Hohn, Dick & Esther Johnsen, Debbie Kuhn, Curt Olson, Mary Ann O'Neill, Wayne Schaefer, Robert Smith, Bill Tremblay, Larry & Karen Weatherly and Floyd & Sherry Wernimont

Ralph Pankey, Property Manager; Sharon Siman, Recording Secretary

Homeowner's Comments, Correspondence: Two letters were received from homeowners. Phillip & Shirley Hohn expressed concern about the possible changes to Dumpster 5 site and parking spaces on Heber Drive. Pam Hawley's letter raised several questions regarding the 2016-2017 proposed budgets. At this point, several homeowners raised these and other concerns (ex. the tennis courts, stop signs, potholes at the entrance, the Reserve Fund) followed by lengthy discussion. Some questions raised need to be addressed to the Board of Directors. Ralph did note that at this point it looks like Phase 1 of the north side overlay will occur as per the Reserve Fund. A comment was made that the \$60 dues increase of last year did not show up in the budget. Craig Culver, Treasurer, offered the following explanation; the proposed budget that was distributed is the Operating Budget or Operating Fund. The income and expenses from the Operating Fund are separate from the Reserve Fund income and expenses. Copies of the Reserve Fund Expense Plan were provided to those attending. Craig reiterated no expenses are incurred from the Reserve Fund without Board of Directors' approval and since its beginning last year, the only expense made from the Reserve Fund was a new computer for the office per plan. A main point expressed by several was the need for more open communication with attention to detail, to resolve any lack of understanding or misunderstanding. Dave Felder and Kelsey Smith suggested an open, perhaps monthly meeting, attended by a rotating Board of Directors' member to answer questions, explain priorities, and bring concerns back to the main Operations meeting. Ruth Boothe, who is also a member of the Board of Directors, offered to have an open meeting on Tuesday, April 12th, at 6:00 pm, at the Clubhouse, to explain and answer questions about the Operating Fund and the Reserve Fund.

Approval of March Minutes: Reg made a motion to approve the March minutes, Kelsey seconded, motion passed.

Manager's Review: (See AH website for the monthly Manager's Review) Ralph presented the Manager's Review with emphasis on the following points: issues with well #2 appear to be resolved, fertilizing around the green spaces has been completed with the golf course in process, building repairs and repainting are scheduled for buildings 2, 22, 32, and a request that Xcel (800-895-1999) be contacted to report or inquire about power outages. Robert Smith, homeowner, commented that his son, who is a professional golfer, is always impressed with the AH golf course and the level of care it receives.

Old Business:

- **D-5 Location Concern:** Ruth, Ralph, and Bill addressed Phillip & Shirley Hohn's and other Heber Drive/Kedron Drive homeowners' concerns regarding changes to Dumpster 5 and surrounding parking spaces. It was discovered that there is a utility box in the existing dumpster enclosure which may interfere with any move; waiting for the power company to make a determination. The proposed dumpster will be 5 feet larger and turned so it can be accessed and yet the containers will not be visible from the outside. These changes are also planned for dumpsters 1, 3, and 4. There could be 2-4 more added parking spaces in that area, which might be needed in the future. Reportedly, there are still requests for additional parking.

- **Budget Status:** Ralph was prepared to answer specific questions on line items on the budget. Due to the previous discussion and the upcoming planned meeting scheduled for next Tuesday, Ralph agreed to wait until the committee had finished today's agenda. Time constraints did not allow this to happen.
- **Speed Control Update:** Due to time constraints, Ruth made a motion to table this item until the next meeting, Kelsey seconded. Motion carried.

New/Other Business:

- **Baker Lateral Update:** Adriel Hills has been using the Baker Lateral Ditch to deliver the community's leased irrigation water until the Larimer-Weld Canal can be accessed. Water is pumped out at the golf course pond and irrigates the community. The participants in the Baker Lateral---Tom Moore (local farmer), Poudre School District, and the City of Fort Collins---have invited Adriel Hills to become members of the Baker Lateral, which requires a one-time fee of \$2500 to join, and then yearly shareholder expenses. This proposed action is being evaluated by the Water Committee for recommendation to the Board of Directors.

Kelsey questioned the status of actual water purchase. Ralph explained that the last recorded transaction for a ¼ share of water (the amount Adriel Hills' needs) was \$137,000 a few years ago. The person who was thought to be willing to sell to the community now wants to sell for as much as \$300,000. Developers are currently buying up water rights for all the building going on around this area. Doug Burmester (Board of Directors) continues to work on options available.

Ralph answered a question regarding a plan in place for the future when water becomes scarcer. There has been a plan in place to prioritize certain areas, but because of the antiquated irrigation system, it is almost impossible to pick and choose what is to be watered. A comment was made about too much water going into the streets from the irrigation heads; Ralph stated the heads will be adjusted but often the radius of the turf area necessitates some water going onto the street.

- **Roads Update:** Asphalt overlay around the Clubhouse was delayed last year due to budgetary concerns. As scheduled in the Adriel Hills Reserves Fund Plan, the first phase including the Clubhouse and entry drive will be completed this fiscal year (2016-17), and the second phase will be completed next fiscal year (2017-18). Estimates are being obtained. Entry drive potholes will be patched in the next few days.

Reg noted the landscape projects listed in the Newsletter will take time and time away from the usual projects. Ralph agreed and said one seasonal person started today and the projects will get done as staff is able. There were further comments on the Reserve Fund. Ralph asked members to refer to the Financial Report for consolidation of the budgets. Craig completes these monthly; they are put in the drop boxes and are on the website. Appreciation was expressed to Ruth for volunteering to hold the round table budget meeting on Tuesday. She asked that questions and/or comments be written down. Flo (Mary Ann) O'Neill commented that homeowner's need to be responsible to learn what they can before misunderstandings are promoted.

Adjourn

Meeting adjourned at 12:00 p.m.

Respectfully submitted,
Sharon Siman, Recording Secretary

SAVE ADRIEL HILLS GREENSPACES

We are a group of Adriel Hills residents who are concerned with the preservation of our greenspaces.

Shirley + Phillip Hahn 1640 Heber

Diane D. Bertek 1632 Heber

Mary Kelly 1440 Adriel Dr

Tom Hermon + 1540 adriel ct

Bobby Purch 1601 Heber Dr

Mary Ann O'NEILL 1630 ADRIEL CIR

Jandy Brooks 1905 Hedron Circle

Tom Walker 1624 HEBER DR.