**ADRIEL HILLS CONDOMINIUM ASSOCIATION**

**0PERATIONS COMMITTEE MEETING**

**THURSDAY, July 7, 2016**

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

**Committee Members Present:** Ruth Boothe, Larry Cecil, Robby Laitos, Bill Lauer.

**Absent:** Reg Hayworth, Kelsey Smith

**Also Present:** Wayne Schaefer, Sharon Stuart, Shirley Hohn, Deborah Kohler, Craig Culver (treasurer, BOD)

Ralph Pankey, Property Manager; Sharon Siman, Recording Secretary

**Homeowner’s Comments, Correspondence:** Wayne Schafer reported that he is hearing what he assumes to be squirrels in his attic, which happened last fall and started up again two days ago. Ralph contacted the Critter Man who proposed one way trap door containers to catch and dispose of them at a cost of $1000-$1500 for that building (#28). Ruth noted that the Rules and Regulations state that it is the responsibility of the homeowner and that the Game & Fish website says a homeowner can dispatch squirrels if they are a nuisance. Wayne feels it’s an HOA responsibility because squirrel damage may compromise the integrity of the structure. Ruth requested that Wayne write a letter and the complaint will be investigated.

**Approval of March Minutes:** Ruth made a motion and Larry seconded, that the minutes be approved as read. Motion passed.

**Manager’s Review:** (See July Newsletter for the monthly Manager’s Review) Ralph had further additions beyond what was contained in his report. Ralph and the farmer have been adjusting the flow to the irrigation system, which has been very adequate. Thanks to Ryan who receives a huge discount from John Deere Landscape due to his former business in Michigan, several issues with tree roots damaging the irrigation lines have been resolved. Ralph noted that the community has to remember irrigation line placement when planting trees, and there are no accurate maps of the lines. Because of numerous repairs, there is also a question about the life of the poly pipe and bands that was used at installation. Maintenance is hoping to move on to the planned landscape projects this week.

Regarding structures: Ralph reported the new person hired to re-stain decks (including posts and beams), is doing a good job, but also has other obligations. Robby questioned and was answered-only the deck surfaces are on a three-year rotation to re-paint. The dumpster enclosures are close to completion. Parking bumpers are needed inside to keep the containers from hitting the walls. Corner posts will have a heavy composite layer to prevent damage with the containers going in and out. Brown Dog Construction is also doing the extensive work on re-siding Building 2. Seventy to eighty sheets of siding have been used, and Brown Dog has been thorough and methodical in the improvement. They have also been cost-effective in using the old siding for the required underlayment on the dumpsters.

Charley Doggett and John Beckett have been reviewing insurance with Ralph and the Adriel Hills agent. It has been some time since the property was evaluated and some increase may be seen due to increased property values. Full coverage requires insuring for greater than 80% of the replacement cost. Ralph noted they are also looking at cyber coverage, which is a side bar coverage and not too expensive, but a decision has not been made as yet. Bonita, who has just returned from a fabulous vacation (her words), is catching up and currently working on the insurance issues.

**Old Business:**

* **Road Overlay:** Bill reviewed a proposal on the2016 pavement overlay which had been provided to committee members. The first phase, to be done this year, is designated in orange, and the estimated cost is $160,000 for the work. There are more issues involved in this area: ex. where the drain pipes come down from the building, the plastic pipe under the valley gutters; and the necessity for outside traffic control while laying the entry. The blue area, scheduled for next year, has more square yardage. The total bid is $307,299.30. Ralph stated it’s important to do it right and not cut corners. Robby requested clarification then stated that homeowners need to know what is involved in the current proposal as over $300,000 will be spent in two phases over the next two years. Bill stated it will minimize the road maintenance costs for approximately 8 years. Ralph agreed, stating that currently the seal coat will not even adhere because it is down to the aggregate. Robby made a motion to approve the proposal for the orange area for this year if the money is available. Motion carried, and the recommendation will be made to the Board of Directors.

**New/Other Business:**

* **1619 Adriel Way patio:** Sharon Stuart had previously addressed a letter to the Board of Directors which came to the Operations Committee for investigation. Sharon and Ralph agreed that the issue of a landscape buffer for her home has been unresolved for a long time. She feels it has become more imperative with improvements that her neighbors made to their deck and patio. Ralph, at the authorization of the BOD, had offered a solution of a structure to be built with the only cost to Sharon of providing the awning for it. Sharon has counter-proposed with a tree, an Emerald Arbor Vitae, recommended for her location by the Larimer County Master Gardeners. Ruth proposed that the Operations Committee make the recommendation to the BOD that the tree be the solution with the justification being that the tree is less expensive than the structure to be built, a tree was there before, and it suits the homeowner.
* **1929 South View Drive request to paint:**  The Operations Committee addressed a request from Deborah and Mike Kohler to paint their home at this address. Deborah reports they have made multiple improvements to both the inside and the outside of their home, including things that are usually the responsibility of the HOA, such as new gutters. Since extensive touch-ups are required, including painting the gutters, Deborah would like to repaint their home, would use one of the authorized exterior paint options, and is requesting that the HOA pay half of the cost. Her arguments include that it would cost less now than when it comes due on the rotation in 2020, and would push back the scheduled repainting to 2024. There was much discussion and Ruth asked if there were any precedents on this. Craig noted that it is a precedent setting request and that the Rules and Regulations state that homeowners can repaint their homes with an authorized color at their own expense with submittal and approval of homeowner request form. The final conclusion, stated by Ruth, is that Operations will bring the conversation to the Board of Directors, but cannot make a recommendation at this point due to the fact that it is contrary to the Rules and Regulations.
* **New Sign at golf course:** Shirley expressed a concern that she had addressed the Board of Directors about an issue regarding the new golf course sign she states interferes with her view. This is a concern for her and for two other neighbors, and she had made a recommendation for a different placement but had heard nothing further. Ralph noted that a Board member had been out to talk to Shirley, that it was under investigation by the Board, and would be on the July Board agenda.

**Adjourn**

Meeting adjourned at 11:40 a.m.

Respectfully submitted,

Sharon Siman, Recording Secretary