

**COLLIERS HILL HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
APRIL 11, 2024**

CALL TO ORDER

The Board of Directors for the Colliers Hill Homeowners Association, Inc. met on April 11, 2024 at 5:34 p.m. via Zoom Meeting. Present were: Directors Bryant, Sabatino and Jenkins. Also in attendance were; Eric Keesen and Jackson Crawford with BrightView Landscaping; Mark Meadows and LeeAnn Roessler with Norris Design; Jesse Powell with Prestige Construction; and Alisia Kear and Mark Eames, PCAM with PCMS. Director Bryant called the meeting to order and noted that Mr. Eames would be overseeing the remainder of the meeting.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Mr. Eames confirmed that all general disclosure statements have been filed on behalf of the members of the Board of Directors.

HOMEOWNER PUBLIC FORUM

No homeowners were in attendance.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the November 2, 2023 record of proceedings. Upon final review, motion was made, seconded and with no public comment passed to approve the record of proceedings of November 2, 2023 as presented.

FINANCIAL REVIEW

The unaudited 2023 financial reports through December 31, 2023 and the 2024 financial reports as of March 31, 2024 were presented and reviewed by the Board. Upon final review and discussion, motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the year ending December 31, 2023 and for 2024 for the months ending through March 31, 2024.

CONSENT AGENDA:

A motion was made, seconded and with no public comment unanimously passed to approve the base contract with the Denver YMCA and the perimeter fence staining project for 2024 with Prep-Rite Coatings.

LEGAL UPDATES

The Board was provided in their informational packet, the status of all legal actions that are currently in place and/or pending action with various homes in the community.

ARCHITECTURAL REVIEW

The Board was provided in their informational packet the Architectural Review Committee's members application response log from October 27, 2023 thru April 3, 2024. The Board went on to review an owner's requests for the Board to look at options to having accessory buildings be a future option for owners.

The Board went on to discuss the West Edge community request, to assign certain architectural review rights to the community and seek copies of member architectural information for those current owners in West Edge. Director Jenkins reported that he had spoken to the Boulder Creek representative, and that he was not aware of these requests, and did not feel the requests were necessary to be released by the Master Association.

COLLIERS HILL MASTER ASSOCIATION

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OUTSIDE PROFESSIONAL REPORTS

LANDSCAPE REPORT

Eric Keesen and Jackson Crawford with BrightView Landscape reviewed the monthly landscape report, address pending work orders, dead tree removals and new tree replacements, along with taking various comments, questions and concerns from the Board.

NOLTE DESIGN UPDATE

Mr. Mark Meadows and Ms. LeeAnn Roessler with Norris Design were in attendance to provide updates on various open space construction and landscape projects, along with address inquiries from the Board of Directors.

YMCA OPERATIONS REPORT

It was noted for the record that the Denver YMCA had just commenced working with the Association for the amenity facilities and therefor did not have a formal report for the meeting.

MANAGEMENT REPORT

Mr. Eames reviewed the correspondence sent out and received for the month. It was noted for the record that an owner in the duplex units has been very vociferous regarding complaints that the trash can and dog waste station in the duplex community is not being maintained. The Board was presented with several detailed written documents about the owner's claims, along with written confirmations from various on-site outside professionals disputing the inaccurate claims.

UNFINISHED BUSINESS

New Clubhouse Facility: Mark Meadows, and LeeAnn Roessler with Norris Design provided an update on the construction activities/schedule for the second clubhouse/pool facility. It was noted that everything to date is running on schedule for the Grand Opening of the facility and pool on May 25th.

Overlook Clubhouse: Mr. Eames reviewed the final status of the clubhouse litigation and provided the Board with proposals for a limited scope restoration of the damage to the clubhouse. The limited scope restoration proposals identified overall expense greater than what the Association received in settlement for the repairs to the facility, not including the Overlook pool repairs. The Board acknowledged that they would like to get this project moving forward, on behalf of the membership as soon as reasonably possible. Upon final review, motion was made, seconded and with no public comment, to enter negotiations with Prestige Construction at a total cost not to exceed \$ 600,000.00, pending final review by legal counsel of the agreement and for legal counsel to confirm what, if any communication the Association would to address with the District regarding the restoration work.

ADJOURNMENT:

The meeting was adjourned at 7:08 p.m. The next tentative regularly scheduled meeting of the Board was set for July 11, 2024 at 5:30 p.m. via Zoom.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 11th day of July, 2024.

COLLIERS HILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

By Mark L. Eames
Secretary/Authorized Agent