

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

CALL TO ORDER

The Board of Directors for the Colliers Hill Homeowners Association, Inc. met on July 11, 2024 at 5:34 p.m. via Zoom Meeting. Present were: Directors Bryant and Jenkins. Also in attendance were six homeowner members; Rich Johnston, Legal Counsel; Eric Keesen and Elliott Mansell with BrightView Landscaping; LeeAnn Roessler with Norris Design; Isabella Rodau with the YMCA; Jesse Powell with Prestige Construction; Kathy Helfrich with BeHappy Interiors and Alisia Kear and Mark Eames, PCAM with PCMS. Director Jenkins 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.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was to review the April 11, 2024 record of proceedings. Upon final review, motion was made, seconded and with no public comment passed to approve the record of proceedings of April 11, 2024 as presented.

FINANCIAL REVIEW

The unaudited 2024 financial reports through May 30, 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 months ending through May 30, 2024.

CONSENT AGENDA:

A motion was made, seconded and with no public comment unanimously passed to approve the addendum with the Denver YMCA for both The Ascent and The Overlook Pools to add lifeguard coverage.

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. It was noted that District 3 has not reached out to the Association regarding the operations of the new Ascent Clubhouse and Pool. Mr. Johnston noted that a formal request and draft operating agreement needs be initiated by District 3 for review by the Association, as soon as possible.

ARCHITECTURAL REVIEW

The Board was provided in their informational packet the Architectural Review Committee's members application response log from March 25, 2024 through July 3, 2024. The Board went on to review information provided by the outside consultant on options to having accessory buildings be a future consideration by the Association.

Ken and James, West Edge homeowners were introduced as two newly elected members of the West Edge community sub-association. Discussions on how the Master Association and the West Edge sub-association can better communicate to each other, now that West Edge has been turned-over to owner control, from the Builder.

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OUTSIDE PROFESSIONAL REPORTS
LANDSCAPE REPORT

Eric Keesen and Elliott Mansell with BrightView Landscape reviewed the monthly landscape report, address pending work orders, dead tree removals, native grass overseeding, irrigation operations update, seasonal maintenance operations and new tree replacements, along with taking various comments, questions, and concerns from the Board.

NOLTE DESIGN UPDATE

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

Isabell Rodau provided a detailed report on the overall operations of the Overlook facility. Ms. Rodau went on to provided updates and comments/concerns regarding the opening of The Ascent Clubhouse and Pool.

Kathy Helfrich with BeHappy Interiors was in attendance to review her initial concepts, that have been provided to the Board of Directors, for new/updated furniture for The Overlook Clubhouse. The Board agreed to take an additional look at the concepts and provide input to Ms. Helfrich at their earliest opportunity.

MANAGEMENT REPORT

Mr. Eames reviewed the correspondence sent out and received for the month. Mr. Eames went on to update the Board on the common tract mulch bed refreshment project, the final acceptance of the common tracts and alleyways for Filing 4F and commencing the 2025 preliminary budget.

Mr. Eames went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS

Overlook Clubhouse: Jesse Powell with Prestige Construction was in attendance to provide an update on The Overlook Clubhouse damage and reconstruction project. Mr. Powell's team was awarded the reconstruction contract at the Board of Directors April 2024 meeting.

HOMEOWNER PUBLIC FORUM

The floor was open for a member questions, answer and discussion period.

ADJOURNMENT:

The meeting was adjourned at 7:21 p.m. The next tentative regularly scheduled meeting of the Board was set for October 10, 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 10th day of October, 2024.

COLLIERS HILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

By /s/ Mark L. Eames_____
Secretary/Authorized Agent