

The Reserve HOA
Board Meeting Minutes

November 2, 2021

Location: ZOOM

Present: President, Ward Nelson
 President Pro Tem, Jim Morriss
 Treasurer, Alan Groesbeck
 Secretary, Tom Dority
 At Large, Marlys Polson

Absent, excused: none

Others present: Lynn Weissenrieder, Emeritus

Ward called the meeting to order at 9:09 a.m. Marlys moved, Alan seconded, all approved the agenda.

President's Report

Marlys moved, seconded by Alan, all approved the corrected minutes from the Board meetings of August 3, 2021, and August 21, 2021.

Ward spoke to the maintenance problem of a leaking supply line for the irrigation system on the East Berm near the southwest corner. All Board members authorized the cost to repair the leak before the usual spring opening for irrigation.

Ward asked that the latest update of the homeowners' Directory be emailed during December and to remind everyone that the new 2022 Budget will be available on the Reserve website. Jim suggested there may be other kinds of information appropriate for the website, such as alerts or photos of wildlife. Residents might send notes of local interest to Ward to be placed on the site.

Secretary's Report

Tom explained that the Board's small grant application to Larimer County is still under review prior to grants being awarded in March. Others raised questions about what steps should be taken in anticipation of an award. First, Marlys will contact Joan Sapp to make certain she can carry out our commitment to contract the work renewing the circles at the three cul de sacs in the Reserve. Second, Tom & Alan will prepare the necessary record book of materials purchases, the cost of paid labor and the hours of volunteer assistance. The Board will expect to begin this work by April.

Treasurer's Report

Alan introduced a 2022 Budget for the Reserve in the context of budget history. He noted that the new budget was a break even proposal, with healthy balance and reserves. The preliminary budget was amended to include \$1,000 for signs. It was then moved by Jim, seconded by Marlys, all in favor of approving the 2022 Budget. Alan will make certain that all Board officers provide signature cards for the Key Bank and the Credit Union.

Alan reminded the Board that he sends notices during the week after Christmas for homeowner assessments. He suggested that it would be more efficient to send emails to homeowners for this purpose. Jim suggested that when Tom emails the new Directory this December, he might also ask everyone to identify any personal data errors or omissions. This would help assure everyone would receive the assessment notices.

New Business

Ward asked for any objections to re-appointing the officers of the Board to another three-year term. He also suggested the Board appoint Rod Unruh to be the Chair of the ACC. Tom moved, seconded by Jim, all in favor of accepting another twelve month term of their current assignment and of appointing Rod to be the Chair of the ACC.

Lynn noted that perhaps a dozen of the signs for the Conservation Easements were damaged or unreadable as well as some individual trespass signs. He recommended that the Board approve purchasing an inventory of these signs for periodic replacement. Board members asked Alan to allocate approximately \$1,000 for this expense in the new Budget.

Adjournment

Ward adjourned the Zoom meeting at 10:19 a.m.