

APPROVED

Forest Park HRA Annual Meeting November 28, 2017 6:30 pm

Opening

- Roll Call
- Meeting Notice—email, Facebook, website, mailed notices
- Determination of Quorum—11 proxies + 25 people present. Quorum is 17 people for 163 homes, so a quorum was met.
- Ratification of 2016 minutes-motion and 2nd motion were made, all those present were in favor to approve 2016 annual meeting minutes.

Special Topic--Kathy Turley

- Stand-alone ER is proposed for construction at corner of Dry Creek and Colorado
- Land is zoned as commercial. There is nothing that can be done to change this.
- City council can't do anything to prevent this ER from being built.
- There have been many petitions to try to stop this, but we don't have the rights to step in to prevent the rights of developers.

Officer Reports

- Communications: Sarah North reported.
 - Last year we talked at the annual meeting to improve the communications in the neighborhood.
 - Showed the new website and reviewed the features. Goal is to keep everything up to date.
 - We'll post news and events about the neighborhood on the website.
 - There are business cards available here at the meeting for people to take with our website address and our generic email address to contact the board.
 - A mailbox is now at the pool for our official neighborhood address. You can mail your dues to the address at the pool.
 - Per our bylaws, we have to make certain documents available to the public. You can view our board meeting minutes (monthly) on the website. Annual meeting minutes will be posted on there, as well, once approved.
 - You can view the swim team meet schedule on the pool and tennis tab, with links to the swim team website (Blue Fins) and information about the pool rules.
 - Eventually, we will try to have a member login so we can put the directory online, but it would be locked for each person to login and view.
 - We will also try to start a monthly newsletter posted on the website to keep information succinct and to avoid filling up inboxes with too many emails.
 - Let the board know if you have any suggestions to improve the website and communication.
- Pool: Jeremy Fix reported
 - Most people followed the rules this season, no real incidents

- Water heater made it through another season (not the pool heater, the one for the showers)
 - Girls bathroom needs to be fixed with the tile epoxy bubbling up and peeling. We're looking to fix that before next season. Currently working on getting bids.
 - We replaced some chairs that were old and damaged. We're going to replace more for next year.
 - The grass looks good in the new grassy area.
 - Tennis—hoping someone in the neighborhood might want to champion the area, start a tennis league if there is interest. Currently, it's more of a kids play/activity area.
 - The concrete base for the tennis court is in poor shape. We're never going to have a pristine court due to the tree roots underneath unless we rip it up and redo it, which is expensive. If we don't have someone step up to request we keep it more of a tennis area, it will continue to be more of a play area for the kids. We had a basketball hoop set-up for the kids that was getting a lot of use this pool season. The hoop can be moved to another area so it's more out of the way for people playing tennis. Another resident recommended the possibility of putting up a board (plywood) for hitting a ball up against.
 - Looking at replacing/increasing # of umbrellas at the pool, as well, for next season.
 - New hot water heater would cost \$900 at local hardware/big box store if it needs to be replaced. It's only a matter of time, but we'll wait until this is necessary.
 - Ginn family donated a flat screen TV and a mount, so we will figure out where and how to mount this at the pool next season.
 - Discussed putting a playground in the new grassy area and possibly a community garden in the current area where the playset is. Nothing has been decided yet. Current playground is old, in need of repair, and needs to be updated to meet new safety standards. Also, not convenient to access for the kids.
 - One resident talked about how there is very little transparency in the relationships between the board and the swim team. Nate reports they are two separate organizations that cannot be connected legally, which is why we started to look into creating a written agreement. The resident expressed concern if something were to happen with swimmers competing in our pool. The Blue Fins carries their own insurance and we don't have any liability if something happens when they are using our pool. Bob Ordonio is our Blue Fins representative and he is now going to be the vice president on Rocky Mountain Swim League.
 - We can invite Bob to a monthly board meeting and discuss their insurance and agreements. We have drafted a memorandum of understanding between Forest Park HRA and the Blue Fins to make the arrangement crystal clear and to ensure confidence and transparency for homeowners.
- Beautification: Leslie Hakze reported
 - We will talk about the new signs proposed for the entrances in new business

- Social Events: Sherry Serna reported
 - Clean-up day
 - Ice cream social
 - 4th of July
 - Oktoberfest
 - Fall clean-up day
 - Events in place to get homeowners to meet each other and celebrate Forest Park
 - Non-sanctioned HRA events like the Turkey Trot, Parade of Lights. We've talked about doing wine/cheese socials, sneak-a-peek of back yards
 - Trouble to get more events because we don't have people volunteering
 - Please try to attend the events and volunteer if you are able
 - Let us know if you have any other event ideas. The website will hopefully help with communication.
 - Resident asked about the community garage sale to see if that can also continue as an unofficial event, or if the board would consider sponsoring it.
 - Had the dumpster for the fall clean-up which we normally don't do. It was filled so residents too advantage of that.

- Financial: Nate Christensen reported
 - Reviewed expenditures to-date. Overall we came in under for the estimated operating expenses for the year.
 - There is a bump in the budget proposed for 17-18 because of a new home we acquired dues payments from.
 - Total income is significantly more than our budgeted expenditures
 - Reserves were reviewed. We have over \$50,000 in reserves.
 - Pool memberships was discussed. We get the first \$1,000 of the family memberships for families on the swim team that don't live in the neighborhood and choose to join our pool for season use. The swim team gets the rest of the money for memberships because it's used as a fundraiser for them, but the agreement is that they use the funds raised towards equipment for the pool.
 - A memorandum of understanding agreement between the Blue Fins swim team and Forest Park HRA was drafted to indicate the money acquired by pool memberships, how this is dispersed to Forest Park, and the limit to these memberships (i.e., allowed up to 10 only). This agreement will go out with the pool rules next year.

Ratification of the Budget

- One motion and a second to that motion were made. All present voted to approve the 2018 budget.

Election of Board Members

- Neal Carter is interested in joining the board for next year as an at-large member. He will be invited to the first meeting held in 2018.

Old Business

- Bill pay vs. paying online: Bill pay is a service through your own personal checking account. It means you are authorizing your bank to send a check to a person when you say so. You can set up your dues to be paid this way through your own bank. Online payments can be set up, but it costs the company money because of credit cards being used. So, if we were to do this, we would have to increase the dues amount in order to cover online payments. Not all residents would want to do this most likely. We could set it up for residents that want this service to pay through our website but they would have to pay a standard fee with each transaction. This would be where we would use the member login on the website.
- Crysti Copp has a resource for adding this service to our website. She can send this information to the board.
- We will be looking more into this to see what can be set up for future dues payments
- Area on Dry Creek from fence to street is the home-owners responsibility. If the HRA takes this on as a responsibility, we are responsible for it evermore.
- Resident brought up the option of making us the special taxing district where the city would take control of that and maintain, but this could mean we'd lose control of our pool—pool would be open to public use.
- We don't have any way to require these homeowners to clean up their area because we are not an HOA. Technically the homeowner doesn't own that part of the property either.
- Continue to wait to see if city of Centennial might take control of this in the future when they vote on in new year (Kathy Turley has said this may occur—she is our city council representative). Would not take effect until 2019 if that occurs.

New Business

- We have a significant amount of money in reserves for capital expenditures
- Proposal to replace the old green metal signs at Dry Creek/Detroit, Dry Creek/Fillmore entrances to the neighborhood for more pronounced signs. The current signs are worn, hidden, and in bad shape.
- Board has looked at two designs so far. Bylaws state we must review three bids before making a decision.
- A resident reports that sign vandalism has occurred in other neighborhoods and we will need to make sure whatever design we select is repairable if vandalized. Some materials make it easier to repair than others.
- We'll also need to look at where the signs will be placed—visibility, discussion with homeowners at these locations.
- Resident commented that getting a design for bids can cost \$3-5,000 just for the design. Tonight we're not voting on a type of sign design, we're looking to see if we can use the reserves to research signs for the future.

- We want to make our neighborhood look better. Surrounding neighborhoods have much nicer, more prominent signs. The signs we've looked at so far cost \$12,00-14,000 each, so we would look at possibly using up to \$30,000.
- This is an improvement to the community and helps others see the pride we have in our neighborhood.
- Crysti Copp's dad owns a sign shop in Minnesota, and she'd give the contact info. to the board to ask someone who is unbiased about types of signs, vandalism issues, weathering factors, etc. as well as to help the board make decisions if the bids we have are reasonable.
- Discussion on replacing the signs on Jamison Ave., too. But, we can't afford to replace all 4 signs at once. We decided to start with the two that are in worse shape.
- We can send out information to join a sign committee to help with reviewing bids and making decisions.

Meeting was adjourned at 7:56 pm