

## **Forest Park HRA Annual Meeting**

December 15, 2020 7 pm

(held via Zoom video conference)

***Not yet formally approved***

### **Roll Call and Quorum**

- Determination of Quorum—34 homes were present on the Zoom call. Quorum is 17 homes present out of 163 homes in the neighborhood (bylaws state 10% of the homes is a Quorum), so a quorum was met.

### **Ratification of 2019 minutes**

- A motion to approve the 2019 annual meeting minutes was made by Mary Frank, a second motion was made by Neal Carter. All those present were in favor of approving the 2019 annual meeting minutes. These will be added to the website as approved.

### **Officer Reports**

#### **Communications:**

*Vice President, Sarah North reported.*

Sarah wanted to thank everyone in the neighborhood for the support and patience. We had a very different year due to the COVID-19 pandemic, so she had to send out more communication than usual due to staying up-to-date with the COVID health department restrictions, etc. Sarah reminded anyone that is not currently on the email distribution list to let her know so she can add you onto the list. Sarah tries to send out any news or updates as often as is needed.

The website is a great place to find updates and the monthly board meeting minutes are posted there. Meeting minutes and board documents are all on the website for view as these are public documents.

We also have the eBills so if you would like to sign up for electronic bills/invoices for your HRA dues let her know and she can add you to that list, as well.

Sarah shared an update on the traffic study that was done on Detroit Street this year. Last year, we applied for a speed and volume study on Detroit due to the appearance of increased traffic and speeds of cars on Detroit. The study was conducted last fall, and we came in 5<sup>th</sup> out of the neighborhood studies--they only approve the first 4 for mitigation, so nothing came of that. Since we were in 5<sup>th</sup> place, we were automatically put back into the pool of studies again this year. Unfortunately, this year we came in 5<sup>th</sup> place again. Once you're in the study, you get automatically put into the study 3 years in a row, so we'll have it occur again next year. If we don't get selected next year, we have to reapply and hope that they select us for the study again in the future. There are some other options for traffic control that may be worth pursuing outside of this study. One thing might be to look at asking for a cross walk to be installed across Detroit near Clayton Way to allow safe access to the park walking that has an entrance on Detroit. Jerry Mills asked what the end goal of this study is. Sarah reports that if we do get selected for mitigation, the city would approach our neighborhood and discuss the different options. We don't apply with specific requests for mitigation measures, they approach

us and help us determine the best fit for our street and our needs. Jerry asked if the city shared the streets they did select and why they were selected before us. Sarah said she can share the report and the way items are scored. There are different scores for the amount of speed of cars going by (e.g., 10 mph over the speed limit), having the park there gets a score, the volume of the cars, etc. The projects selected are on the website, but we don't get the information about who was selected and why at the time we are not selected. Tom Lisec asked how they measure the volume of traffic. Sarah reports that they do the study over a 3-day period (week days) with a sensor across the road to measure cars that go by.

### Pool/Tennis Court:

*Director, Jeremy Fix reported.*

Jeremy wanted to thank everyone for their understanding this season with all of the COVID protocols, contact tracing, having to comply with the regulations put out by the TRI County Health Department, etc. He hopes that we can get back to some normalcy next year.

We are hoping to get another year out of our hot water heater. Tom Lisec asked about how long the hot water heater usually lasts. Jeremy said that the one he is referring to is the one used for the showers, which is 15 years old. The pool water heater is only 5 years old so that should last for several more years. Hot water heaters last usually 15-20 years.

The drinking fountains were unused this season due to COVID restrictions, so the filters should still be good on those. We had to replace one underwater light at the deep end of the pool this year, which was an added expense. The other thing we needed to install was an anti-siphon valve (i.e., anti-backflow) because of Denver Water protocols we were not aware of. This will be a required annual cost moving forward to stay in compliance with Denver Water. The old playground will be replaced with a new structure next spring.

With respect to the tennis courts, these are still somewhat playable for tennis, but certainly not great. The better long-term solution might be to convert this court to a multi-use play surface for basketball, pickleball, etc. Tom Lisec asked if the net could be stitched up to get it hooked up to the cable. Jeremy said that could be repaired. Tom Lisec reported that there were tennis lessons being done there this summer. Leslie Hakze agreed that her son took lessons there over the summer. Phil Henke said that he'd rather see us use that space for pickleball since you can play tennis at the park just up the hill or over at the school with courts that are maintained well. He said that Pickleball seems to be a more up-to-date sport that is popular with all ages. Jerry Mills has a friend at a local sport court facility that he can reach out to check on cost of other court surfaces--the biggest cost might be just lining out the court. Jeremy gave a brief history of the tennis court issues. Jeremy said the surface and court is a mess due to the tree roots underneath. Because of the roots, the concrete underneath is crumbled. We have been told by companies that resurface tennis courts that they won't replace the court unless we take out the trees. The board looked into this a few years back and the cost is not really worth the amount of use that happens there--the cost is \$100,000 or more, which is our entire annual budget. A sport court that has more flex might be a better option--Jerry can look into this. Someone asked if the tennis court factors into our insurance costs at all, and Nate said that it does not. Other homeowners agreed that we should look into a sport court option.

Tom Lisec asked about why our pool management costs went up so significantly for next year. Nate explained it's because we didn't factor into the budget the cost for the increase in minimum wage for paying the lifeguards. We have built in a buffer for next year so we can continue to accommodate some late nights at the pool or if we need to have 3 guards instead of two for certain days (e.g., 4<sup>th</sup> of July).

A homeowner asked about extending the pool hours during the last 2 weeks of the season when the kids go back to school (which usually means we don't have enough life guards to work during the days). She wondered if we can consider having the pool stay open during the daytime hours without life guards on duty. Nate Christensen, Board President, has asked our insurance company if we would be allowed to have the pool accessible without life guards on duty. There are no rules within our insurance that indicate we can't stay open without guards. But, we struggle with controlling access to the pool when no one is there watching—we want to make sure the people that are allowed to use the pool are only Forest Park residents. When the life guards are there, at least we have some control over who is using our pool. We are going to work on using the reservation system and registration system next year, which may help. The board can discuss this again in the spring because this past year was very different. A homeowner suggested that there should be a way to sign a waiver to ensure the board is not liable for any activity at the pool when there is no life guard staff on duty. Sue Santos said that the diving board and having the deep end makes us a bit more liable when it comes to unsupervised use of the pool.

Bob Ordonio spoke about the Blue Fins Swim Team relationship with the Forest Park Neighborhood and pool. They have done in-kind contributions in the past using the money raised from swim team families buying pool memberships (e.g., pool area umbrellas).

#### Beautification:

*Director, Leslie Hakze reported.*

We lost one of our maintenance contractors this year and had difficulty with another contractor. So, we signed a new contract with a company that is more all-encompassing and covers everything that we need, including mowing, weeding, spraying, trimming, sprinkler system maintenance, etc., and this has been a positive change.

Tom Lisec asked when we would be discussing redoing the entrance signs on Jamison Ave. since we updated the signs on Detroit and Fillmore last year. Nate said we had discussed last year about a 5-year-plan to save up more money in our reserves to cover the cost of putting new signs at the Jamison Ave. entrance.

#### Social Events:

*Board President, Nate Christensen reported.*

This year was difficult with planning and holding social events due to the COVID-19 pandemic. We weren't able to do the normal 4<sup>th</sup> of July and Oktoberfest events. However, we were able to pay for two food trucks to come to the neighborhood in place of our usual Oktoberfest event. This event went well and the board had discussed the possibility of having food trucks come to the neighborhood next year, maybe coordinating with the late nights the pool is open. If anyone has ideas for social events, feel free to share with the board. We can even set up a social committee for getting more events planned.

### Financial:

*Board President, Nate Christensen and Treasurer, Neal Carter reported.*

Nate referred to the financial report that was sent via mail and email to homeowners. He said the more people we can get set up on eBills and the email list, the more money we can save the neighborhood.

- One big expense right now is insurance. Our rates are going up significantly due to the aging of our pool facility. Our insurance agent spoke to several different companies to research which company would give us the best rate for covering our aging facilities. Every company came back with a high rate. Unfortunately, the only way to bring down our insurance costs would be to tear down and rebuild our pool facility, which we obviously cannot afford. So, this will be an expense we have to adjust for each year.
- We spent less money on pool costs this year since we weren't able to open on time due to the COVID-19 pandemic—we spent less on water usage. We underran our budget by a little over \$10,000, because of COVID and not getting to use our facilities for a month.
- Sewer and storm water costs have gone up consistently every year.
- We saved on the 4<sup>th</sup> of July party costs, and spent a little more than we usually do on Oktoberfest because of that.
- Our grounds maintenance costs also went up a little bit this year.

David Catanuto added to the discussion about increasing insurance costs reporting that due to the COVID-19 pandemic, insurance costs will most likely go up even more. He reports that we could see a pretty significant increase in insurance again next year as the commercial insurance industry has a lot of uncertainty right now.

A homeowner asked what the \$800 fee for security is on the budget and Nate said it's for the key card system we pay for at the pool.

### Discussion Topics

- **Digital Transformation:** Nate discussed that we need to modernize our documents to account for things like email, electronic documents, eBills, website, etc. This needs to become the standard moving forward to keep our costs down and to make this job as easy as possible for the volunteers that are willing to be on the board.
- We just secured new legal representation for the neighborhood last month. Our last lawyer retired and we have had difficulty finding someone new. Moving forward we will be updating our documents to more modern language and systems with guidance from our new law firm.
- **HRA Dues Increase:** Nate said that we are looking at an increase in annual dues to \$600 per year per home. He shared the numbers for the neighborhoods around us and we are considerably lower than other neighborhoods by 40%. A homeowner commented in agreement on the dues increase saying we need to ensure we stay sovereign and don't put ourselves in a situation where we can't pay for upgrades that we may need. Nate said we need to work on building our reserves back up and we can't

do that without a dues increase. We don't want to have to do a special assessment in the future, as this will hurt our home values. A homeowner urged us to move forward on an even higher dues increase--he pointed out the proposed increase is only \$40 more per year, which is only \$3.33 more per month. He said it's like giving up a Starbucks drink one time a month--it's not that much. Nate said without an increase in our dues, our margin between expenses and incoming funds is only about \$1,500, which is not enough to ensure we are in a good place moving forward. Everyone agreed to approve the increase in dues.

### **Homeowner Forum**

- No topics were presented from homeowners.

### **Election of Board Members**

Board terms for members are for 2 years. In the board documents, a board member is supposed to only serve two consecutive 2-year terms. However, sometimes the positions are difficult to fill, therefore, some members choose to serve another 2-year term beyond the first two.

- Expired Terms Nominated to Return:
  - Nate Christensen –President
  - Sarah North –Vice President
  - Jerry Mills --Member
- Returning Members:
  - Jeremy Fix –Pool & Tennis Manager
  - Neal Carter –Treasurer
  - Leslie Hakze –Beautification Director
- One open position

The annual meeting vote elects board members only. Once elected, the new board will determine roles and responsibilities for each member. Maximum number of board members is 7.

- Homeowners with delinquent accounts are not allowed to vote.
- Tenants may not vote or serve on the board.
- Greer Hancock, Bob Ordonio, and Lisa Arnold all expressed interest.
- Sarah agreed to step down. Jerry will also step down since there is new interest and he has served on the board a few times. Nate will return. Since there are three open positions and three homeowners interested, there is no need for a vote.
- Sue Santos seconded all of the nominations. All were in agreement. Nate will need to get email addresses for all of the new board members after the meeting.

Sue Santos would like to get a social committee together. There were several volunteers that raised their hand on the call. She shared her email in the Zoom chat for those that want to join the committee.

### **Ratification of the Budget**

*Board president, Nate Christensen reported.*

A motion was made to accept the 2021 budget by Bob Ordonio, it was seconded by Mary Frank, and all were in favor.

June 2021 is when the increase in dues will begin.

**Old Business**

- There was no old business to discuss.

A motion was made to adjourn the meeting, a second motion was made, and all were in favor. The meeting was adjourned at 8:30 pm.