

**REGULAR MEETING OF THE BOARD OF DIRECTORS
PENRITH PARK HOMEOWNER ASSOCIATION
AGENDA - DRAFT**

September 27th, 2023
6:00 P.M.
City of Bennett Community Center
1100 W, Colfax Avenue
Bennett, CO 80102
Or

The Board of Director's Meeting of the Penrith Park was held on Wednesday, September 27th, 2023, at 6:00 pm at City of Bennett, Community Center, 1100 E. Colfax, Bennett, CO 80102 and via Zoom Video. Due to technical difficulties, only 20 minutes of video could be viewed by public.

Directors Present: Tyler Gentry
Timothy Hucksoll
Adam Menken

Also, present: Teleos Community Manager, Joe Saunders recording the minutes. James Spence, Maverick Waste, Brenda Enrique-Cruz, Spanish Interpreter, Chris Clemens with Metropolitan District, Homeowners present: In person and via Zoom meeting.

Establishment of Quorum

Mr. Saunders confirmed a quorum of the Board of Directors was present and Director Gentry called the meeting to order at 6:18 pm.

Introduction- Teleos Management Group Community Manager- Joe Saunders

Joe Saunders was introduced as Teleos Management Groups New Community Manager and can be reached at Joe@Teleos-Services and 720 325-3674

Approval Minutes from March 31,2023, Board Meeting

Mr. Saunders presented the March 31, 2023, Board Meeting Minutes to the Board.

Following discussion, upon a motion duly made by Director Hucksoll, seconded by Director Menken and upon vote, the March 31, 2023, Board meeting minutes were unanimously approved.

Financials

Discussion and Approval of 1st Quarter Financials

Mr. Saunders presented the 2023, 1st Quarter financials to the Board.

Following discussion, upon a motion duly made by Director Menken, seconded by Director Hucksoll, and upon vote, the 2023, 1st Quarter financials were unanimously approved.

Approval of 2nd quarter financials

Mr. Saunders presented the 2023, 2nd Quarter financials to the Board.

Following discussion, upon a motion duly made by Director Menken, seconded by Director Hucksoll, and upon vote, the 2023, 2nd Quarter financials were unanimously approved.

New Business

Approval of Water-Wise Landscaping in Homeowners' Association Communities HB23-178

Mr. Saunders reviewed the new Colorado Law HB23-178 associated with the Governor's efforts of conserving water and using native plants. The 3 designs are saved on Penrith Park's website, PenrithParkHOA.com.

1. The 3 design landscapes:
 - a. Native Planting Design
 - b. Four Season Sensation
 - c. High Elevation Design

Following discussion, upon a motion duly made by Director Hucksoll, seconded by Director Menken, and upon vote, the 3 design landscapes were unanimously approved.

Approval of Snow Removal Contract -2023 to 2024 – All Phase

Director Gentry reviewed the snow removal contract and outlined the covenants of the agreement.

Following discussion, upon a motion duly made by Director Menken, seconded by Director Gentry, and upon vote, the Snow Removal Contract for 2023 to 2024 was tabled until questions could be answered by All Phase. The Board directed Mr. Saunders set up a meeting with the Board and All Phase the week of October 2, 2023 through October 6, 2023. Also, The Board directed Mr. Saunders to survey homeowners on the depth of snow to start removal.

Discussion of Landscape Maintenance for 2024. All Phase

Director Gentry reviewed the 2024 Landscape Maintenance contract and outlined the covenants of the agreement.

Upon a motion duly made by Director Gentry, seconded by Director Menken, and upon vote, All Phase 2024 Landscape Contract was unanimously approved.

Discussion for 2024 Mosquito Spraying

Mr. Saunders reviewed the plan for possible mosquito spray in 2024. The spraying options are as follows:

1. \$11,000 for each spray for entire community – needs 3 sprays
2. \$2,500 for each spray for only common areas – needs 3 sprays

Following discussion, upon a motion duly made by Director Hocksoll, seconded by Director Gentry, and upon vote, the plan for the 2024 mosquito sprays were unanimously tabled until November's meeting.

Tree Replacement and Landscaping Improvements Discussion

Mr. Saunders reviewed the 52-tree replacement proposal and the proposal for removing 52 dead trees only.

- a. Cost of entire property – 52 dead trees - Cost \$44,200
- b. Cost of removing trees only – 52 dead trees \$4,500

On September 25, 2023, Director Hucksoll, noticed a landscaping company planting 28 trees along Penrith Road. After researching the landscaping company, it was confirmed that the trees were installed a contractor hired by DR Horton. The 28 new trees reduced the total dead tree replacement count from 52 to 24.

Mr. Saunders reviewed the landscaping improvement plan for the common areas and entrances by adding shrubs, perennials and annuals, costing \$6,500. Also, Mr. Saunders reviewed Express Mulching and Soil's proposal to mulch all beds in common areas for \$7,650.

Upon a motion duly made by Director Hucksoll, seconded by Director Gentry, and upon vote, unanimously tabled the tree replacement and landscaping improvement plans until November's meeting. The Board directed Mr. Saunders to survey homeowners with their opinion on the what they would like to see in landscaping improvements.

Director Matters

Committees Updates

Social Committee Discussion

Director Menken discussed the community's Block Party held on September 16th, 2023. The feedback received from the homeowners who attended stated they had a great time. Committee working on a Halloween event and possible food trucks coming to community once per month.

Architectural Review Committee Discussion

Mr. Saunders review the number of Design Review applications and the breakdown associated with the process of those applications. The following is the breakdown of applications.

- a. 32 applications
- b. 24 approvals
- c. 6 denied
- d. 7 pending information
- e. 16 extensions approved

During the discussion, a homeowner asked a question of how many backyards are in violation? Currently 32 backyards are in violation for not being completed.

Landscape Committee

No report was presented.

Looking for People to Join All Committees

Director Hucksoll announced to homeowners that all committees have openings for people to join.

Other New Business

New Exterior lights – Jellyfish approval

Director Hucksoll discussed the Board's approval of Jellyfish lights as long as they do not disturb other homeowners.

James Spence- Maverick Waste

Mr. Saunders introduced James Spence Owner of Maverick Waste, who discussed his company services. In Maverick Waste's current contract, two, 30-yard roll offs will be delivered at no cost to the community. Director

Gentry directed Mr. Saunders to add to the homeowners' survey, available dates in October and November. Saturdays are the only day the roll offs can be delivered.

Next Board of Directors Meeting – Annual Meeting is currently scheduled for November 9th, 2023.

Mr. Saunders reviewed with the Board that the Community Center is not available on November 9th, 2023. After speaking with the City of Bennett, November 6th and 8th are available. Director Hucksoll directed Mr. Saunders to include which date and time would be best for the homeowners on the Homeowner Survey.

HOMEOWNERS FORUM

Mr. Shawn Trignano discussed changing the current fencing requirements from 3 rail to privacy. The Board discussed the topic and would like to table this discussion to the next meeting. A Director will contact the City of Bennett to explore the possibly.

Ms. Kiery Sanchez discussed the poor concrete workmanship of the City of Bennett when they replaced part of the sidewalk in front of her house. Chris Clemmens of Metropolitan District will look into these issues with the City of Bennett.

ADJOURNMENT

There being no further business to come before the Board, following discussion and upon motion made by Director Hucksoll seconded by Director Gentry, upon vote and unanimously carried, the Board resolved to adjourn the meeting at 7:47pm.

Respectfully submitted,

By: _____

President

By: _____

Secretary