

**REGULAR MEETING OF THE BOARD OF DIRECTORS
PENRITH PARK HOMEOWNER ASSOCIATION**

AGENDA

December 13, 2023

6:00 p.m. to 8:00 p.m.

City of Bennett Community Center

VIA

Join Zoom Meeting

<https://us06web.zoom.us/j/88014632768?pwd=rLji1yAllNtFKaDaXAobVb4zilOYPT.1>

Meeting ID: 880 1463 2768

Passcode: 241251

One tap mobile

+17207072699,,88014632768# US (Denver)

Directors Present: Tyler Gentry (In- person)
Adam Menken (In-Person)
Vacant

Present: Teleos Community Manager, Joe Saunders recording the minutes. 12 homeowners were present and 23 joined via zoom, Brenda Enrique-Cruz joined via zoom as Spanish interpreter

Establishment of Quorum

Mr. Saunders confirmed a quorum of the Board of Directors with 22.8% of the total lots presented. Director Gentry called the meeting to order at 6:12 pm.

Discussion and Approval of September 30, 2023 financials.

Director Menken reviewed the September 30, 2023 financial statements. Questions and comments from homeowners involved specific discussions on accounts such as administration, landscaping maintenance, common area maintenance and social expense.

After discussion, upon a motion duly made by Director Menken seconded by Director Gentry, and upon vote, the Board voted to approve September 30, 2023 financial statements.

Ratify Interest-Bearing Account- Reserves Account – Plan and Amount

Director Menken reviewed the current Reserve Cash Account totaling \$126,703.39 and went into detail explaining the different interest-bearing accounts. The plan described transferring \$110,000 from the reserve account into 2 different interest-bearing accounts. \$16,703 will remain in reserve account after transfer.

- 1) \$90,000 to Premier Certificate of Deposit- CD Term 7 months, 5.25% APY
- 2) \$20,000 to Certificate of Deposit – CD Term, 3 months 2.75% APY

After discussion, upon a motion duly made by Director Menken seconded by Director Gentry, and upon vote, the Board voted to ratify the transfer of reserve funds into a 7 month and a 3 month Interest-Bearing Certificate of Deposits Accounts.

Ratify 2024 Budget

Director Gentry reviewed the 2024 budget. Questions and comments from the homeowners focused on ways to reduce monthly operation fees, administration expenses, landscape maintenance costs and social funds. After discussion, upon a motion duly made by Director Gentry seconded by Director Menken, and upon vote, the Board voted to ratify the 2024 Budget.

Ratify 2023-2024 Snow Removal Proposal

Director Gentry reviewed All Phase 2023 -2024 Snow Removal Agreement. Several homeowners had questions and comments about the number of inches for the contractor to start removal and can homeowners remove the snow in common areas to save money. After discussion, upon a motion duly made by Director Gentry seconded by Director Menken, and upon vote, the Board voted to ratify All Phase 2023 – 2024 Snow Removal Agreement.

Update Dead Tree Removal Proposal

Director Menken discussed All Phase's proposal to remove 34 dead trees for \$3,026.00. He directed Community Manager Saunders to set up a day for Director Menken and Shelley Kowalenko with All Phase to meet and review the areas where the trees were removed.

Election of Directors

An open election for 1 Director position was held. Prior to the meeting, Community Manager Saunders received nominations from Shawn Trignano and Alisia Alba. Nominations taken from the floor added Jess Musick as the third candidate. Secret ballots were sent to all homeowners by an email blast as well as hand delivered ballots to all in person homeowners. A total of 40 votes were received and with the following results.

- 1) Shawn Trignano – 20 votes
- 2) Jess Musick – 12 votes
- 3) Alisia Alba- 8 votes.

The votes were counted and verified by Community Manager Saunders and homeowner Mona May.

Social Committee Update

Director Menken reviewed the activities of the Social Committee that included holiday decorations, community roll-off for large items and the 2024 Budget Social amount.

Discuss Architectural Design Guidelines

No guidelines were discussed.

2024 Meeting Schedule- Third Wednesday of Each Quarter

Director Gentry discussed the 2024 meeting dates that are tentatively scheduled for the following dates, which are subject to change:

- A. February 14, 2024
- B. May 15, 2024
- C. August 14, 2024
- D. November 13, 2024

Updates from Metropolitan District – Chris Clemens

District Manager Clemens could not be at the meeting and did not provide update.

Other Business

The following are topics that were discussed during the meeting:

- A. Explore different options to help with the playground equipment being too hot during sunny days.
 - 1. Community Manager Saunders is looking into the different options and will keep Board informed.
- B. The City of Bennett recently installed handicapped ramps are not flush with existing concrete.
 - 1. Chris Clemens District Manager is looking into this and will get back to the Board with more information.
- C. Director Menken and Community Manager Saunders have looked at the needed repair of the picnic table at park
 - 1. Community Manager Saunders will get a couple of contractors to provide bids.
- D. 2023 Election minutes, what was the process and results.
 - 1. Community Manager Saunders looked into the Board Meeting minutes of 2022 and 2023. September 6, 2022's minutes notes an election of Directors, Sydney DeLuzio and Tim Hucksoil. Each accepted their 2-year appointment. No other meeting minutes has mentioned an election.

Adjournment

There being no further business to come before the Board, following discussion and upon motion made by Director Menken seconded by Director Gentry, upon vote and unanimously carried, the Board resolved to adjourn the meeting at 8:11 pm.

Respectfully submitted,

By: Adam Menken
Adam Menken (Jan 3, 2024 23:49 MST)

Secretary