

Lincoln Commons Townhome Homeowners Association Board Meeting

June 11, 2019

Minutes of Second Lincoln Commons Homeowners Association Board Meeting, Colorado Springs, CO, held at 4310 Yellow Dock, Colorado Springs, CO at 11:00 am on the 11th day of June, 2019.

I. Call to Order

Board Member Jacque Guinane called the meeting to order at 11:07 am.

II. Roll Call

Present - Board Members: Jacque Guinane, Michael Ferioli, Sandy Tilley

Recorder: Ashley Mengel

Absent – Jordon Guinane, Tori Mace

III. Reading of Minutes of Last Meeting

IV. Old Business

V. New Business

a.) Parking

1. Showed board members various parking complaints that we have received
2. We discussed setting up a contract with Klaus Towing to begin ticketing/towing specific parking violations
 - A letter and more information will be made and sent to everyone informing them of the situation before this happens
 - We would specify when we want Klaus Towing to check the area, especially times when parking is bad
3. We discussed painting the sidewalk red where there are fire lanes, along with installing fire lane and handicap signs in such areas
 - Will need to see if painting and signs fit into budget without raising dues
4. It is important that those who are being deployed, going on vacation, etc. inform the HOA with the make and model of their car along with how long they will be gone so their vehicle is not ticketed/towed during this time
5. Discussed making parking permits and give each homeowner two (2), and fine those who do not display this permit

b.) Pests

1. Ants have been an issue we've received complaints about
 - Homeowners are allowed to spray for ants right outside their homes
 - Board will look into a company that can do an annual spray for bugs. Will need to see if this fits into budget without raising dues

c.) Dogs

1. We have received complaints of dogs running off leash, leaving waste that isn't being picked up, etc.
 - All dogs must be on a leash when in the community
2. Board is looking into getting signs to put in common areas that say to keep dogs leashed and to pick up after them

- d.) Kids
 - 1. Important to keep an eye on kids
 - Playing in the street, especially around street corners, can be extremely dangerous
 - No one is allowed near the construction area, including dirt mounds
- e.) Renters
 - 1. Those who rent out their townhome must provide the HOA with the renter's name and contact information, as well as their own
 - Discussed the possibility of fining those who do not give us this information
- f.) Landscaping
 - 1. Still no grass in northern sections of the property
 - Native Colorado grass will be in the north side of the property, along with the detention pond
 - Landscaper has re-seeded twice and will re-seed again
 - 2. Sprinklers not turning on
 - Landscaping is still under builder warranty – includes replacing dead trees, re-seeding, and fixing sprinklers
 - Spoke to company – There is a wire issue with the north side of landscaping. Stated they were hand watering every two (2) days until the issue is fixed
 - 3. Goodspeed Lawn and Maintenance
 - Have been issues with them not mowing
 - Will inform them that if they cannot mow then the two north sections need to be weed wacked
- g.) Walk Around Site – After the adjournment of the formal meeting, the Board walked around Lincoln Commons for an hour
 - 1. Roofs were looked at
 - 2. Handicap spots
 - Noticed paint was peeling – will cost HOA money to repaint every year
 - Provided more incentive to think about installing handicap signs in front of handicap spots. We would need eight (8) signs and eight (8) posts
 - 3. Fire Lane
 - Discussed getting fifteen (15) fire lane signs and fifteen (15) posts to put on bollards where fire lanes are located
 - 4. Ants
 - Located ant hills and pictures were taken
 - 5. Landscaping
 - Noted tall weeds in detention pond, common areas, and the west and north side of Lincoln Commons
 - Discussed getting ten (10) signs to put in grassy areas that state dogs are required to be on leash and to be picked up after

IV. Adjournment

Board member Jacque Guinane adjourned the meeting at 12:26 pm.