

Lincoln Commons Townhome Homeowners Association Meeting

February 20, 2019

Minutes of First Lincoln Commons Homeowners Association Meeting, Colorado Springs, CO held at Security Fire Station 1 in Colorado Springs, CO at 6:00 pm on the 20th day of February, 2019.

I. Call to Order

Declarant Jordon Guinane called the meeting to order at 6:08 pm.

II. Roll Call

Present: Declarant--Jordon Guinane, Jacque Guinane

Recorder--Ashley Mengel

Homeowners--Brandon Guerrero, Michael Ferioli, Irene and Dan Salem, Charla Reese, Sheri McCoy, Tiffany Mowrer, Zofia Kuros, Sandy Tilley, Tori Mace

III. Reading of Minutes of Last Meeting

N/A

IV. Old Business

N/A

V. New Business

a.) Looking for at least three Board members and will take names at the end

b.) Hail damage--HOA will mail to/email homeowners affected by hail damage when Drury Roofing is ready to make repairs

c.) Parking--Homeowners can call the police or fire department if they see someone parked in fire lanes. The Fire Department designated these lanes and they can't be changed. No new parking will be made. You can park in the streets but make sure to not block any garages, cars, or fire lanes. Discussed possibly making reserved parking spots, but this would be expensive because we would need to pay for tow trucks. There are enough parking spots and there is usually more parking on south side of Lincoln Commons.

d.) Snow removal and maintenance--Goodspeed Lawn and Design removes snow 2 inches or more within 24 hour after snowfall event. They shovel all concrete, walkways, and sidewalks. Do not place ice melt on ice as it can damage concrete-kitty litter and sand works.

e.) Wooden stairs/railings--Some homes have wooden stairs while others have concrete because El Paso County laws wouldn't let the builder change plans so all could be concrete. Can fix or replace wooden stairs/rails as long as it's not on the garage side. The HOA would have to pay for this. Some sidewalks have railings and others don't because the railings are only for ADA compliant units and fall protection. If there isn't a railing that means it is not needed.

f.) Front door--Screen doors and peepholes are allowed. Please make sure screen doors are white.

g.) Poop service--We use The Poop Happens. They pick up twice a week for an hour each time, and cover all areas (rocks, grass, sidewalks, etc.). This service was not originally in the budget but we got it because it was needed. Homeowners are responsible for picking up after their dogs and using leashes at

all times. Homeowners can give/send HOA specifics or proof of those not picking up after their dogs, and we will send violations and/or fines.

h.) Playground--There were never plans for a playground. If there was one, HOA dues would at least double.

i.) Rocks--On trash day cans get dragged through rocks and rocks end up in the street. We could possibly put this in maintenance and have Goodspeed clean up rocks once a week or as needed.

j.) Communication--Thinking of new ways to improve communication among HOA. Possibly make a closed Facebook page or website, or having a meet and greet in the summer. Will discuss more in the future and at Board meetings.

k.) Streetlight is out on Shiloh and Little Rock View. Will be fixed and Homeowners can call Colorado Springs Utilities to have these things fixed.

l.) Dumpster day idea--The HOA could rent a 30 yard dumpster in spring or summer so everyone could throw trash away

m.) Plants, bushes, trees, etc. are under a one year warranty, and we have been watering

n.) Internet--Some complaints about PCI going down at times. Centurylink and Comcast chose not to do business in Lincoln Commons because they said it wouldn't be profitable

o.) If there are any issues, contact HOA. Major issues would then be addressed at the next Board meeting scheduled to take place--these would preferably occur every three months.

p.) Warranty length is one year at time of closing.

V. Board Members (1 year term)

-Jordon Guinane

-Jacque Guinane

-Michael Ferioli

-Sandy Tilley

-Tori Mace

VI. Adjournment

Declarant Jordon Guinane adjourned the meeting at 7:05 p.m.