

# **Lincoln Commons Townhomes Homeowner Association Meeting**

**November 13, 2019**

Minutes of Fourth Quarterly Lincoln Commons Homeowners Association Board Meeting, Colorado Springs, CO, held at 4310 Yellow Dock Point, Colorado Springs, CO 80911 at 6:00 pm on the 13th day of November 2019.

## **I. Call to Order**

Mike called the meeting to order at 6:08 pm.

## **II. Roll Call**

Board members present: Mike Ferioli, Brent Hale, Jacque Guinane, Jordon Guinane, Marco Miller, Vanessa Bowman, Jocelyn Farrar (video call), Travis Kemmer (video call)

Board members absent: Eboni Davis

## **III. Reading of Minutes of Last Meeting**

## **IV. Old Business**

## **V. New Business**

### **a). Finances**

1. Vanessa has full access to finances
2. Plan on making monthly statements which break down what money comes in, what money goes out, etc. Will include all invoices and bank statements
3. Vanessa completed the audit—she said it all looked good and J. Elliott Homes was able to answer any questions she had
4. Mike asked if there were any specific questions regarding finances
5. Marco said that he has talked to some neighbors and they all agree that electronic payments would be great, and they would not mind the upcharge/service fee
6. Mike responded with we would need to find out the cost of this
7. Jacque brought up that since we bank through Ent, we could look into service fees for automatic money transfers
8. We would need a 67% majority vote of all homeowners to implement changes, such as increasing HOA fees

## **Bids**

### **b). Pest control**

1. Ants have been an issue throughout the community, and we have also received some mice complaints
2. Orkin- \$119.65 initial start up and monthly treatment price. Yearly price of around \$1435.80. Would walk the property and do an exterior spray, and would alternate spraying 8 buildings per month
3. High Country Pest Control- \$150 per month, but there is a 5% discount if you pay for the entire year. There is also an option to only pay for 10 months (2 months free). Brent also has oversight since he works for High Country
4. Terminix- \$150 startup fee, \$122.50 monthly
5. Mike asked if Board wants pest control. Everyone thinks it is a good idea.
6. Mug-a-Bug- \$180 monthly. Everyone decided this was too expensive
7. Board decided to not have mice control, and it is an individual homeowner issue
8. Mike asked if anyone has a problem with High Country since Brent works for them
9. Jocelyn has concerns about homeowners complaining to Brent about the pest control
10. Brent said homeowners would go to [lincolncommons0807@yahoo.com](mailto:lincolncommons0807@yahoo.com) with complaints. He works in office and does not advertise.
11. Travis votes for Orkin since it is the cheapest option
12. Jocelyn posed questions about spraying for roaches and if the companies change up the type of spray
13. Brent says that roaches aren't really an issue here, and that most companies use similar products
14. Vote: Orkin-1 High Country-7
15. Brent says he will give us all information about High Country

### **c). Management**

1. Dorman- around \$1600 a month. Their services do not include sending newsletters or having weekly walkthroughs. There would be fees for special meetings, postage, and their extra time.
2. Z & R- similar pricing as Dorman. Online payments are included
3. Jocelyn says we have a relatively large community, so a Board and management company with enough experience is important. Thinks Z & R is the best. Has many concerns with J. Elliott Homes and couldn't find any information on J. Elliott Homes on the Colorado Secretary of State website.

4. Vanessa asked if we would have to require a 67% vote of all homeowners to increase dues anyway if we chose a new management company

5. Marco feels comfortable with the current management and doesn't want to raise dues

6. Jocelyn believes it should be a homeowners vote

7. Mike asked if the Board thinks having an outside management company is important

8. Vanessa noted that we would need to sit down and look at the numbers to see prices and take into account special assessments that other management companies offer

9. Does the Board want a different management company?

Vote: Yes – 1      No – 7

**d). Trash Services**

1. Current service is Bestway, now GFL Environmental. Prices with GFL Environmental will increase to \$15,524 a year

2. Waste System Inc. - \$8.50 per unit or \$8,874 a year. Homeowners would be able to put out 3 additional bags with trash tote, there is a low rate for picking up boxes for specific units, like military families. If the unit doesn't call beforehand, this will be charged to Lincoln Commons HOA account, but will forward that bill to the individual

3. Springs Waste System - \$9.25 per unit or \$9,660 yearly. Would also allow 3 bags, but would charge additionally for boxes with move ins.

4. Vote: Waste System Inc. – 8      Other – 0

**e). Poop Service**

1. Jocelyn brought up that Backyard Pooper Scooper and The Scoop are not licensed in the state of CO

2. Could drop service with The Poop Happens to once a week instead of twice to lower the price. There is an option so the Manager of The Poop Happens would come out on this day

3. Stay with The Poop Happens and drop to once a week

Vote: Yes – 8      No – 0

**f). Landscaping**

1. Colorado Stoneworks Landscaping- will do landscaping service including snow removal
2. Barron Sprinkler and Landscape- does not do snow removal
3. Goodspeed Lawn and Design- current landscaper; contract ends on March 31<sup>st</sup>, 2020.
4. Colorado Stoneworks was professional
5. Goodspeed does quick maintenance, not really lawn care. They also leave weeds
6. Video call with Travis was lost
7. Vote: Colorado Stoneworks Landscaping – 7      Other – 0

**g). Towing**

1. Brent is against Klaus, the current company we use for towing
2. Knob Hill Towing- will give us 2 signs and will only tow if we call for a tow ourselves. No contract or cost to us—would only be on the vehicle owner
3. Knob Hill Towing more professional than Amigo Towing
4. Vote: Knob Hill – 7      Other – 0

**h). Other Concerns**

1. Any final questions or concerns about financials? – Will start monthly finance statements that break down all costs
2. Jocelyn asked if the website can be updated more regularly
3. Marco has started picking up the community once a week with another neighbor. He was wondering if we could do more community events. Marco has also noticed that he has seen a lot of Facebook complaints
4. Mike asked Marco to send an email to all Board members with these concerns that he has seen
5. Jocelyn has concerns regarding an email in which Mike said he would do minor repairs of things in the Community. She says we should look in the Bylaws about this since he could be a liability. Any work done in the Community should be performed by someone that is licensed, otherwise it is a liability.

6. Marco's daughter fell in a window well. He would like to know if we could get covers for the ones that do not currently have them. They are \$150 apiece. We could do a count, calculate the costs, and vote

7. Jocelyn's best interest is legal ramifications and currently has concerns with J. Elliott Homes. She said the rest of the Board had no issue turning down contracts in which the company wasn't licensed, but we are still going with J. Elliott Homes.

8. Jordon says J. Elliott Homes is incorporated, so it wouldn't be on the Colorado Secretary of State website

9. There are concerns about Airbnb's in the community as this poses a violation. The Covenants state that there are no short-term leases allowed, but the Board can adopt rules regarding leases. Currently it is a violation, but the Board can change this. The owner may request to have a special variance. Regardless, this should be addressed, and a violation should be sent.

## **VI. Adjournment**

Mike adjourned the meeting at 7:44 pm.