



MINUTES FROM THE MAPLE VALLEY HOA MEETING

JANUARY 18TH, 2025 LOCATION: STORYLINE CHURCH & ZOOM

I. CALL MEETING TO ORDER:

- A. Brady Smith, President called the meeting to order and roll call conducted of the HOA Board members present, Gina Hallisey, Vice President, Kayla Braverman, Treasurer, and Alex Hellrung, Board Member at Large, moderated the chat.
- B. 26 residents were in attendance in person or by Zoom.

II. FINANCIAL SUMMARY REPORT:

- A. The Treasurer, Kayla Braverman, reviewed the proposed budget vs. actual budget for 2024. We are pleased to report that we were able to save on expenses this year. The overage was \$3,136.00. Although we did save a bit this year, we do expect to pay more for tree trimming and removal in 2025.
- B. Please see attached a copy of the 2024 year end financial report.

III. REPORTS FROM COMMITTEES:

- A. **ACC - Architectural Committee** - There were approximately a dozen requests this year. Our online system worked well in expediting the requests. When requesting a review, please go to www.maplevalleyneighbors.com and then to the online submittal form to input request and additional info (paint colors, drawings, etc). The approval can take up to 30 days, so please plan accordingly. We do try to expedite the review process as quickly as possible. If you would like to volunteer for the ACC, please email the HOA - maplevalleyarvada@gmail.com
- B. **Welcome Committee** - Our welcome committee has taken a bit of a hiatus. Please email the HOA - maplevalleyarvada@gmail.com if you would like to volunteer to help with welcome baskets. If we do not have volunteers, Kristen will call all new residents to welcome them to the neighborhood and get their contact information. A suggestion was made that we do a simple welcome gift of a bottle of champagne with a tag attached with a QR code for the website and all important contact info for HOA, etc. We could also include a form (hard copy of online) for the HOA to capture owner contact info.
- C. **Neighborhood Events** - Alex reviewed the 2024 events that Maple Valley and Shadow Mountain share throughout the year. Shylah Webb who lives in Shadow Mountain heads up the events. Other event ideas are welcome. We have a tentative schedule of the following events:
 - 4/19 Easter Egg Hunt – 2:00 PM
 - 5/17 Trail Cleanup – 9-11 am
 - 7/4 Parade w/ Fire Dept & Kona Ice – 9:00 am
 - 10/26 Halloween Event & Soup Competition - 3:00 pm
 - 11/14 & 11/17 Food donation bag drop off and pickup
 - Possible Plant Swap - same day as trail clean up? or Sat 5/10th?
 - **WE NEED VOLUNTEERS FOR THESE EVENTS! PLEASE EMAIL:**
SMMVevents@gmail.com



IV. UPCOMING REPAIRS & MAINTENANCE:

- A. **Common Areas** - We have tried to engage volunteers to keep up our common areas for years. The volunteer participation of residents is not strong enough for the upkeep needed. We have also had feedback from the volunteers that the work is too great to keep up by volunteer support. We received bids and anticipate the annual cost to be approximately \$1500 to \$1800 (please see attached approved bid from Hills). This is a Board of Directors decision as per Bylaw VII.(e) and the Colorado Statutes. We motion to raise the HOA dues the max 10% for 2026 to \$165 per year to offset this service. Meg O'Malley, Cheryl Walton and Gary Tenhulzen approved the motion on the zoom for this allotted increase as did Ken Charles and Tom Hallisey in person at the meeting. There was a suggestion that we get a Scope of Work from whoever the maintenance company so there is clear direction on what we want them to do and the costs associated with those services including the corner common area at 68th and Howell as the weeds are too much due to the seeds blowing over from the farm to the south.. **WE HAVE A SCOPE OF WORK INCLUDING WEEDING/SPOT TREATING- PLEASE SEE QUOTE BELOW.** In addition Hills, our current lawn mowing service company has extended an offer to all residents (if we can get 30 households to participate) with implementation of the contract.
- B. **PLEASE EMAIL MAPLEVALLEYARVADA@GMAIL BY FEB 28TH 2025 IF YOU ARE INTERESTED IN THE HILLS PACKAGE BELOW:**
- They will give a resident special package for the below annual service for \$250 for 2025.** This is a good deal!
- aerate
 - spring weed & feed application
 - weed and feed maintenance 3 additional applications
- C. **Sprinkler review** - Daemon Butler and John Ford reviewed the issues with the sprinkler system this past year. As far as expenses, there was sort of a leak in Zones 8 or 9 on the south side along 69th Ave that we couldn't figure out. Normal sprinkler repair budget should cover it. The sod near 69th & Howell on the south side got pretty soggy through the summer. It's at the bottom of the "hill" and may just be runoff collecting there. A suggestion was made to consider local company DSG Sprinklers to see if they want to bid on the service. The water bill was quite a bit higher this past year (\$800+) which could be a factor of city increases or we could have a leak, although Woody's cannot find anything. It might be worth a second look from another company and a competitive bid to compare. Reminder, that the repair of the irrigation system will be needed at some point in the future and this is expected to cost approximately \$15,000.
- D. **Staining of the Fence** - Brady, President mentioned that staining of the fence needs to be completed in 2025 - 2026. We are asking for volunteers to complete the staining of the fence. If we do not get a volunteer effort to stain the fence, we will propose a special assessment to cover the cost. Please see the attached quote by the fence contractor \$3200. **This is for one side only. Both sides of the fence need to be stained.** Gina Hallisey will speak with the fence contractor to find out the details of this bid. We will also



be seeking additional bids if volunteers do not step up. Typically the fence needs to be stained within 2 years of being built, and then 3 years after this and then in another 3 years, pigment should be added to the stain for added protection. We anticipate staining the “owner side” or east side of the fence in late May 2025. Brady will reach out to owners along Indiana to volunteer and gain access to this side of the fence. We will need additional volunteers. The plan is to stain alternate sides every few years. It is nearly 600’ of fencing so it will take a good few days and 10-12 volunteers to get one side done (spraying, rolling, brushing). Gina will get a price on the stain. **VOLUNTEER SUPPORT GREATLY APPRECIATED BY ALL FOR THIS PROJECT. Please email the HOA - maplevalleyarvada@gmail.com**

V. RESIDENT CONCERNS

- A. **HOA Violations** - We had some neighbors complain that some of the yards in the neighborhood are not being kept up to compliance. This past year, the ACC and board toured the neighborhood and noted approx 8 to 10 yards that were not in compliance with the ACC guidelines. We will be sending out violation notices to these neighbors with a time to cure by May 30th, 2025. At that time the ACC and board will review again and if out of compliance will send a second notice and subsequently adhere to the fee schedule outlined in the guidelines. There are a few other violations in the neighborhood that we will be working on in 2025.
- B. **Paint Colors** - Brady, President brought up that a few neighbors have complained about recent paint colors. We wanted to bring this to everyone’s attention. We do not want to be overbearing in approving paint colors but the meeting discussion did result in residents saying that we do want to have some continuity in the neighborhood. Another idea, would be to have residents pick a color scheme from one of the surrounding neighborhoods to utilize for Maple Valley. ACC Approval is required to paint your home. The board reviews the colors. Most colors are approved unless it is something strikingly unusual. If at some point residents want a stricter guideline or palette for the neighborhood, we can bring it to the floor.
- C. **Snow Buddy Program** - We wanted to remind residents that if they are unable to perform snow removal on their property or sidewalk to go to the City’s website: <https://www.arvadaco.gov/486/Snow-Buddies-Program> If you need assistance and are unable to go to the website, please let us know. If you would like to volunteer for the program, signing up at the link above is also available.
- D. **Comments from the Floor** - there were no comments from the floor in addition to the above topics. Gina Hallisey, Vice President, mentioned various complaints from neighbors throughout the year: properties with backyards that are visible from the street needing more screening or privacy fences, basketball hoops in the street, RV, camper trucks, or boats parking in the street for an extended period of time. For parking violations, please go to the city website and report: <https://www.arvadaco.gov/400/Code-Enforcement-Neighborhood-Services>



VI. VOLUNTEER OPPORTUNITIES

- A. **Trail Clean up** - The date for the trail clean up is 5/17/2025. Please contact Gina at gina@getconnectedevents.com or email the HOA at maplevalleyarvada@gmail.com
- B. **Staining of the Fence** - TBD - please contact Brady at cincinus50@gmail.com or email the HOA at maplevalleyarvada@gmail.com
- C. **Neighborhood Events** - please contact Shylah at SMMVevents@gmail.com
- D. **Plant swap** - please email Kristen at kdincolorado@gmail.com if you are interested

VII. RALSTON VALLEY COALITION

- A. Maple Valley HOA is a member of the Ralston Valley Coalition and Gina Hallisey serves on the RVC board as our liaison to represent our interests. RVC submitted a 2024 Year in Review (sent previously to owners). Three of the main projects RVC assisted with were updated:
 - a. **The Creek Development by Remington Homes** located at 67th and Indiana is in the first stages of the application process and Gina is following this for the HOA to make sure Maple Valley is protected. RVC has worked with the developer over the past year and reports some positive changes that make this mixed use project more compatible with the surrounding neighborhood and the Ralston Creek Trail.
 - b. **Kilmer RV Storage** located at 68th and Kilmer was stopped by the Friends of Ralston Creek Neighborhoods (FRCN) in November with a city council vote to deny the comp plan change that would have allowed a 300+ RV storage on a VERY contaminated former landfill site. FRCN is accepting donations to offset the legal expenses they incurred that helped to stop this contaminated site from being disturbed without proper mitigation. Info or to donate: www.frcneighborhoods.org RVC will continue to follow this project should the developer appeal.
 - c. **The Golden Technology Center project** is proposed at 60th and McIntyre. McIntyre Neighbors United (MNU) is leading the opposition against this highly incompatible use on a site with environmental issues adjacent to Hyatt Lake, several neighborhoods and the Farmers Highline Canal. The project is 500,000sf of 45' tall buildings with 140 truck bays bringing thousands of truck and vehicular traffic to the area. RVC is opposed to this massive distribution center and will continue to follow it and keep Maple Valley neighbors informed. This project as specified would be 5 times the size of the Amazon project defeated by the community in 2021. MNU is asking for all Ralston Valley neighbors to join them on March 5th at the Jefferson County Building (Tajmahal) to show support and let the commissioners know that this type of development near homes, schools, and natural resources is not compatible. More info: www.mcintyreneighborsunited.org
 - d. **RVC Collaboration** - several other community collaborations in 2024 took place to further the RVC mission of "Working together to protect our community and quality of life in the Ralston Valley". For more info: www.RalstonValleyCoalition.org



YEAR END BUDGET REPORT:

1/17/25, 8:11 PM

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2024 Income & Expense Tracking Accrual - Maple Valley HOA						
Line Item	Task Name	Estimated Revenue or Cost (Budget)	Actuals Total for 2024	Variance from Budget	2024 Remaining Budget	Total Remaining Balance
1	Annual Dues - 2024	\$ 14,445.00	\$ 15,464.90	\$ 1,019.90	n/a	n/a
2	Late Fees	\$ -	\$ -	\$ -	n/a	n/a
3	Transfer Fees	\$ 225.00	\$ 150.00	\$ (75.00)	n/a	n/a
4	Fence		\$ 374.00			
Income Subtotal		\$ 14,670.00	\$ 15,988.90	\$ 1,318.90	n/a	\$ 21,075.28
5	Annual Filing Fee	\$ 20.00	\$ -	\$ 20.00	\$ 20.00	n/a
6	Bank Fee	\$ 10.00	\$ -	\$ 10.00	\$ 10.00	n/a
7	General Liability Ins - Mar	\$ 1,275.00	\$ 933.00	\$ 342.00	\$ 342.00	n/a
8	Landscaping & Maintenance (Mar - Nov)	\$ 5,750.00	\$ 4,960.00	\$ 790.00	\$ 790.00	n/a
9	Postage and Delivery	\$ 100.00	\$ -	\$ 100.00	\$ 100.00	n/a
10	PO Box Rental - Feb	\$ 265.00	\$ 256.00	\$ 9.00	\$ 9.00	n/a
11	Printing & Supplies	\$ 115.00	\$ -	\$ 115.00	\$ 115.00	n/a
12	Security Bond - July	\$ 105.00	\$ 103.00	\$ 2.00	\$ 2.00	n/a
13	Electricity	\$ 200.00	\$ 184.90	\$ 15.10	\$ 15.10	n/a
14	Water	\$ 1,700.00	\$ 2,512.44	\$ (812.44)	\$ (812.44)	n/a
15	Annual Meeting Room Rental	\$ 35.00	\$ 30.95	\$ 4.05	\$ 4.05	n/a
16	Welcome Committee	\$ 150.00	\$ -	\$ 150.00	\$ 150.00	n/a
17	Ralston Valley Comm	\$1,000	\$ 1,000.00			
18	Subcontractors e.g. Sprinkler Elec etc	\$ 3,000.00	\$ 1,393.50	\$ 1,606.50	\$ 1,606.50	n/a
19	Website	\$ 250.00	\$ 783.25	\$ (533.25)		
Expenses Subtotal		\$ 13,975.00	\$ 12,157.04	\$ 1,817.96	\$ 1,817.96	n/a
TOTAL and/or Amounts Accrued		\$ 695.00	\$ 3,831.86	\$ 3,136.86	\$ 3,136.86	\$ 24,907.14

HILLS BID FOR MAINTAINING COMMON AREA We anticipate the spot spray and picking to be more this year as it is the first year and the corner of Howell and 68th needs attention as well as by the front common areas.

Consultant	Spring Fertilization	Summer feed	Fall feed	Winterization	Aeration	Spot spray + picking where needed/hr	Total per year not including spot spray
Hills Lawncare	\$265.00	\$185.00	\$185.00	\$185.00	\$40.00	\$95.00	\$860.00