



MAPLE VALLEY HOA – MEETING MINUTES FROM ANNUAL MEETING  
WESTWOODS POLICE STATION and VIA ZOOM  
JANUARY 16<sup>th</sup>, 2024

- I. **INTRODUCTIONS:** Approximately 29 residents attended the meeting. We distributed the agenda, budget, and proposed bylaw changes.
- II. **CALL MEETING TO ORDER:** John Ford, Treasurer called the meeting to order in lieu of President, Tory Korthuis
- III. **FINANCIAL SUMMARY REPORT:** John Ford, the Treasurer created the Budget Summary and reviewed all with attendees at this meeting. Below are the noted expense items discussed:
  - A. Overall budget is in good financial standing. There was a surplus this year of \$3,379.71. Our goal is to have a budget surplus equal to twice the amount of annual expenses. The HOA budgets for a \$1,000 surplus to keep as a “reserve fund” for projected expenses and this year exceeded this as noted. The projected contribution for next year is \$695. This will be adding less to the reserve fund than we have normally done in the past. It is suggested that we raise the dues to \$150.00 for 2025 which would put us closer to having the reserve fund contribution of the past years.
  - B. The HOA dues were raised this past year to \$135.00 at the Special meeting, which is less than the maximum allowance by State Statutes. The increase in dues was to cover an increase in regular costs such as water, electricity, etc and it includes a contribution for membership to the Ralston Valley Coalition.
  - C. Members of the HOA asked questions about how the budget is balanced, what the expenses are and how they are estimated, as well as the purpose of the reserve fund and how funds are disbursed. John responded that we estimate the expenses based on the prior year and estimate an increase based on discussion with vendors and current economic conditions. He also reiterated that adding the surplus each year to the reserve fund assists with anticipated or unforeseen repairs and projects.
  - D. John Ford reconfirmed that he is stepping down as the Treasurer but is available to assist in the transition and introduced our new Treasurer, Kayla Braverman. Kristen, Secretary and Gina, Vice President brought up that over the past years John, Treasurer, and Tory, President, have volunteered considerable time with overseeing sprinkler maintenance, landscape maintenance, and more. It was discussed that we need more volunteers to take on these responsibilities and if we do not have the residents' assistance with these items we will need to pay vendors for these services.
  - E. Ken Charles made a motion to approve the budget AS-IS and to increase the dues up to or less than the allotted 10% as per the bylaws and State of Colorado. Mary Albertoni has seconded the motion. There were no objections to approving the current budget and increase of dues.

**IV. OLD BUSINESS:** John, Treasurer and Gina, Vice President reviewed old business

- A. Trees up at the front that were dead were removed last Spring. The issue with planting new trees is that there is no sprinkler system or way of watering them for the 2 to 4 months required. It is to be determined on how to replace these trees.
- B. New maintenance – Last year, we switched from our old lawn-cutting service to a new service that currently takes care of Faith Bible Church. They will include more than just mowing as items need attended to, ie. Trimming, tree removal, maintenance of the front.
- C. Neighborhood Website – The website is there for all residents and does have a discussion board. The online payment option is available for HOA Annual Dues. Please note annual fees paid online will incur a \$4 charge to cover credit card and processing fees for a total of \$139.

**V. UPCOMING REPAIRS/MAINTENANCE**

- A. As discussed for the past 3 or 4 years, the sprinkler line under-the-road boring needs to be replaced and this should be completed this year. It was discussed that there could be an assessment for this repair or that we could take the funds from the Reserve Fund. However, if the Reserve Fund is used, it could be close to depleting the HOA with no funds for unexpected repairs or maintenance. It is estimated that the cost to repair the controls and connection will be \$11,000 to \$15,000. Ally Young asked if the HOA could look into the “Water-wise” Arvada projects instead of replacing the sprinkler. She said she will call into the City of Arvada. John Ford said that a few years ago xeriscaping was looked into. The issues with xeriscaping is the cost of removing all of the sprinkler and grassy areas and the bigger issue is weed control and maintenance. It can be difficult to find contractors to maintain xeriscaping. Trees at the front may need maintenance - removed and/or replaced.

**VI. REPORTS FROM COMMITTEES**

- A. **ACC REPORT** – Architectural Control Committee volunteers are Dominic Perquin, Kevin Colberg, and Chuck Orzolwski. Dominic Perquin said that the forms and drawings are very helpful with submittal. On the new website is the ACC form for the Homeowner to complete and remit. All requests for approval must come directly from the Homeowner whether it be by email, in person or mail. The approvals are sent to the homeowner by email. The HOA suggests sending your request 30 days prior to work being completed and that the homeowner keep a record of the approval from the HOA.



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- B. **WELCOME COMMITTEE** -Ali Young, apologized for not getting these out this year and asked any new residents to reach out. We did give out 8 or 9 baskets and binders in the fall of 2022. She will be more timely with getting these to the new neighbors. We have 2 new neighbors for 2023! Ali is staying on as head of the welcome committee.
  
- C. **NEIGHBORHOOD EVENTS** – Alex Hellrung recapped the successful events of the year. There was a wonderful combined turn out of Shadow Mountain and Maple Valley for a Halloween event, Easter event, Yard Sale, July 4th Parade and Celebration, the Halloween / Soup event, and Turkey Trot Food Donation Drive. Many have been traditions for a long time and we have plans to do them again in 2025. Please look on the website for updates on these events or be in touch with the HOA. We are hoping to add a few more for something not geared to kids and along the lines of Veterans Coffee Event or Book Club. Gina gave a big shout out to Alex as she is in charge of the website and volunteers her time to keep it going and update it when needed. We are always looking for volunteers and more info can be found on the website and facebook.
  
- D. **VOLUNTEER APPRECIATION** – We are very thankful for all that contribute their time and funds to enhance our neighborhood. Thank you to all of the volunteers and board Members for their time and efforts.

**VII. NEW BUSINESS**

- A. **BOARD MEMBER VOTES:** Tory Korthuis has resigned as the President and John Ford has resigned as Treasurer of the HOA. Gina Hallisey will continue as the Vice President, Kristen Danzig will continue as Secretary. Brady Smith was nominated as President and voted in as President and Kayla Braverman was nominated as Treasurer and voted in by the attendees at the meeting. Alex Hellrung is staying on as Webmaster.
  
- B. **LANDSCAPE COMMITTEE AND NEIGHBORHOOD OUTREACH COMMITTEE**  
The fence was a huge success and new landscaping at the entry looks the best it ever has. This past year, the committee cleaned up almost 10 years of overgrown brush and tree trimming saving the HOA thousands of dollars. Gina Hallisey recapped this past year's landscape efforts at the front entry. Perennials were planted in hopes that they come up this year to save money vs. adding new plantings each year. We need a volunteer or two to maintain the sprinklers. John Ford, who has maintained the sprinkler system for several years will show somebody what to do. It will take about 30 min to an 1 hr a month to run the system to make sure there are no broken sprinkler heads so that the association water bill does not escalate.

**C. NEIGHBORHOOD PARTICIPATION PROGRAM**

We need more volunteers to become involved in the neighborhood maintenance tasks in order to keep costs down. Please see attached in meeting agenda that provides a schedule for neighborhood participation. Street groups can gather as a group to complete their scheduled efforts or go individually and complete. Each Street group is responsible for coordinating among themselves to complete the needed maintenance. Each year the seasonal maintenance will shift so that each Street group will have a new task. If we do not get volunteers from the HOA, the cost of lawn maintenance to include sprinkler checks/blowouts, pruning, tree trimming and seasonal work will have to become a part of the HOA dues for our residents. We spoke with the company that currently mows the lawn and also a sprinkler company and the costs would be approximately \$4,000 per year for the pruning / seasonal work and \$1200 for sprinkler maintenance = \$5,200 per year. This will be approximately \$50 / year additional per household. If we do not get a turn out from the residents this year, we will be obtaining additional quotes and will need to hire these services to maintain our common areas.

Other positive attributes that come from fostering neighborhood participation:

- Protect the community's property values
- Meet and connect with neighbors and if neighbors are interested in filling out emergency info and sharing with HOA, please complete the talent bank info or email info to the HOA. <https://www.arvadaco.gov/DocumentCenter/View/1964/Talent-Bank-Tool-English-2023->
- Enhance security of your property - if Maple Valley is more strongly connected there is less risk of crime
- Add volunteer experience to your resume
- Help keep HOA dues from increasing

Gina noted the value of a volunteer and how much our Maple Valley volunteers count. Gina also noted that some HOAs pay 5 to 10x more than our current HOA dues.

**D. TRAIL CLEAN UP** - May 11th is the date! We are collaborating with the Ralston Valley Coalition, the Tap House and our neighbors in Shadow Mountain. We have been cleaning up the past few years so it is now mostly maintaining and cleaning up debris.

**E. BE A GOOD NEIGHBOR!**

We wanted to make you aware of the Neighborhood Leader Meetings. These meetings feature different topics and are a great place to meet others from different communities. We also wanted to mention taking advantage of the Snow Buddy Program if you need assistance with your driveway and sidewalk. You can also volunteer to be a snow buddy here! <https://www.arvadaco.gov/486/Snow-Buddies-Program>

**F. NEIGHBORHOOD SNOW PLOW OPTIONS:** Mary Albertoni and Tina Gaines completed a lot of research in reviewing different snow plow options. Please see attached meeting agenda for the options discussed. Mary reviewed the chart and each company presented their pricing a bit differently. Hill Landscape & Grounds Company was one of the bidders



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that was responsive and currently takes care of our entry. The bottom line is that the service is really based on the amount of snow we get each year and this factor is unknown so the amount of times the service is needed varies. We can set the snow depth that the service would start, the less the amount of snow the lower the price. The schedule of service is tbd. All have insurance to cover damage to vehicles and neighborhood property. The biggest concern is where to put the snow. The positives are to relieve the icy road concerns that last through the Winter months and Spring. John Ford spoke with the sprinkler system company, he said that getting rid of snow is the biggest issue, but putting the snow at one end or the other. Some of the plowed snow would end up against peoples cars parked on the street which they would mostly likely have to dig out. Gina mentioned that we need to check with the City to see that this is allowed. She did speak to other HOAs that have larger HOA dues and they do not have this service. John said to approach the City asking if we can plow with just 4 to 6 inches of snow. All agreed that it is advantageous to have this information. Ken Charles did check with the City to see if this is allowed and we were informed that the HOA is not allowed to plow city streets, only the city can plow their streets. Given this info, we will not be pursuing and snowplowing within the community.

**G. OTHER REPORTS – RALSTON VALLEY COALITION –**

Gina Hallisey reported on RVC and noted that they are following the Arvada and Jeffco Transportation Master Plans. The Centerland Project on Indiana and 66th is completed and will recognize the historical site of James McQuiston home somewhere on the building. The Birdhouse project scrapped on the Fig St site noting rising costs and too many Arvada requirements. It is listed for sale – zoned IL, city not interested in acquiring.

RVC is trying to help Birdhouse owner Scott find an appropriate buyer who will protect the park. Birdhouse most likely will be located in the Ralston Creek Remington Project just to the south of Maple Valley Park. A neighborhood meeting for the Remington Project will take place on April 10th - they need to rezone and annex so there will be public hearings. RVC board is advising on the Kilmer RV Storage Project, the 60th & McIntyre Distribution Center Project, the Table Mountain Stables redevelopment by Remington Homes along with staying involved at the City, County and State level for transportation or land use plans in the works by all entities. In 2023, RVC hosted a successful Transportation Town Hall in June and a Candidate Forum in September in partnership with Colorado Community Media with several hundred people attending the events. RVC helps with the Trail Cleanup events in partnership with the Tap House and close by neighborhoods.

**VIII. MEETING ADJOURNED**

