

Hendricks Hill Homeowners Association – Meeting 9/28/2020

Present: Gena Hutton, Laura Spawn, Mike Gelardi, Ken Moszeter, Michelle Miranda, Hallie Hoskins, John Spriggs, James Beeler, Sharon Rose

Committee updates were reported as follows:

Roads

Michelle Miranda is working on a bid with Stapleton Timber for snow plowing this winter. They will be touring our neighborhood shortly to make note of areas to keep clear and places where we could pile up excess snow.

Architecture

It has been requested that the Architecture Guidelines clarify the process if a homeowner wants to repaint their house or replace their roof with a new color or roofing but shares a garage structure with their adjacent neighbor. After discussion and consultation with homeowners, the Board will allow adjoining garages to be painted different colors so that the garage matches its respective house. Roofing material and shingle color also do not need to remain consistent between the two sides.

Remember that any changes to exterior colors must be approved by the Architecture Committee.

Finance

We are ahead of our budgeted income to this point in the year. We have also spent less than we have budgeted so far, with anticipated landscape-related expenses having the largest excess. We have a net income overall. If, at the end of this calendar year, we still have a net income, the difference will be rolled into the Reserve Account, per our established policy.

Landscape

Mike is working with contractors to continue limbing trees throughout the neighborhood. He continues to research available contractors to thin our perimeter common areas, as well as ongoing maintenance of these spaces.

The Board will be writing letters to owners of land adjacent to HOA property notifying them of their legal obligation to keep underbrush, dead plants, and ladder fuels cleared.

However, despite all of our efforts to lower the fire risk to our periphery, the dense firs in our interior pose significant risk as well. The Board should consider a plan to gradually thin these firs, many of which are on private property. James Cummings will assess the trees within our perimeter and identify ones that would be candidates for thinning. The plan should include strategies to minimize overall cost and cost to individual homeowners.

Again, it bears repeating that each of us can reduce our own risk and the greater neighborhood risk by maintaining a defensible space around our houses:

<https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire>.

It was requested that we work to create a new section of trail to replace the part that used to impede on the Proudfoots' land.

Next Board Meeting

Tuesday, October 27, 2020

6:00 PM

3002 Hendricks Hill Dr. (side porch)