

## Sunrise Ridge HOA Meeting Minutes 4/7/16

In September there was a low water bill. To make a long story short - the water district had switched to a new bill receiving provider. They took our payment and applied the entire thing to one pair of houses and then threatened to shut off the water everywhere else. Even once that was corrected they decided they hadn't billed us enough because they were having printer problems. It took a couple of months to get everything corrected, but the water district says that everything is correct now.

Mowing was contracted three times, and liability insurance is required for the HOA for some of the mortgages.

Update: The trees are all in.

Four contractors were contacted about fence painting, but they never gave bids. Walt suggested choosing a color and allowing the owners to paint the fences themselves. People with dog fences may need to spray for full coverage. Lestel said she knows a painter who could give us an estimate, and that contact information has been sent. As a reminder the HOA does not plan to pay for the painting, just collect bids.

Bob said one of the trees by the sidewalk was dead, but the tree may come back in the spring. Kentucky Coffee Trees look dead during the winter.

Local development, nothing very close to here is listed under current development on the city website.

- Harmony Commons: Harmony and Lady Moon will have a hotel, convenience store and restaurant.
- Harmony is not allowed to have drive-thrus in the city limits, but Taco Bell is going in by Costco and Chik Fil Lay wants to build by Walmart.
- Zigler and Precision will have an eye center and Windsong at Rock Creek Drive will be a long term facility.
- A new Community Park is at Ketcher and Zigler. It looks like the city is making good progress on that.
- Lestel asked about the apartments at Harmony and Strauss Cabin Road. Nothing new on that.

Plant spraying: Last summer we seemed to have vendors spraying every day. It was suggested that the HOA decide on one or two vendors. Bill said Justin doesn't spray, Justin uses organic methods. Bill explained that five times a year he fertilizers and aerates if you want. Bill said Justin digs the weeds out instead of using herbicides. Carol said herbicides cause dead lawns, and that dogs bring the herbicide residue into the house. If sprayed at the wrong time or height the toxins get into the air and people breathe them.

Carol said organic lawns have less weeds.

Kelly said one vendor (Colorado Lawn and Tree) didn't follow a spraying agreement and doesn't want that vendor back in our neighborhood. Carol said Mike from Lawn Doctor understands how to spot spray and doesn't generate Toxins in the air. Everyone agreed with this approach. \*\*\*So, the approved vendors for weed control are Justin and Lawn Doctor.\*\*\* A list of non-toxic ways to kill weeds is attached for do-it-yourself homes. It is highly recommended

that you try one of the non-toxic methods for weed control.

Here is the contact information for the approved vendors:

Clean Air Lawn Care of Fort Collins LLC (recommended)

Justin Reynier

Owner/Operator

970-402-9256

[justin@cleanairlawncare.com](mailto:justin@cleanairlawncare.com)

Lawn Doctor

970.541.9168

Dina asked about the open area to the north of her house and who takes care of that. The condos are responsible for the open area to her back yard.

We will now have a regularly scheduled HOA meeting the 2nd Thursday of the first month of each quarter. So, that would be the second Thursday in January,

April, July, and October. Notices will be sent for reminders. A volunteer is needed to host the next meeting in July. Please reply to this email if you would be willing to host the July 14th meeting.

A question came up about rain detectors for the sprinklers, to save on water costs. Questions were also asked about turning on the sprinklers, but it's probably too soon to turn them on again. It is normally done around the middle of May. Robert from Sprinkler Tech will be contacted about these questions. Last year Robert scheduled a weekend and did most of the work. Those who were not available had to call Robert to schedule individually.

The Summer BBQ will be scheduled for the second Saturday evening in July from now on. Bob and Carol volunteered to chair this year's BBQ. People will bring a side dish/ dessert to share. HOA will provide meat, condiments, napkins, plates/plastic ware.

Walt asked about the hole in the ground on lot 10. Dave Houts is buying the lot and is the new builder. Walt and Lestel asked if the trash could be cleaned up for lot 10 and the surrounding area. Walt asked if we could use the same process as we did with Terence. For Terence, the HOA contracted with 1-800-Got-Junk and will bill Terence for trash removal when he closes on a lot.

It was agreed that Dave would be contacted first about the trash mixed with the dirt on lot 10, the construction trash in the surrounding area, and why there isn't a dumpster on site.

Liv asked if the homes across the street will be the same as the homes the other homes built by Dave, and the answer to that is yes, that's the plan.

Dina said her backyard still has standing water and wanted to know if the HOA would handle it. One of Deena's dogs died and all three of them were sick at the same time. Her vet said that it was possible it was due to the standing water in her yard. The HOA will contact Dave about this as well since there is a potential health risk. Lestel suggested giving Dave a deadline. A reasonable deadline would be when the weather is good, June 1st. May 15th was agreed.