

Agenda

1. Welcome (President)
2. Call to Order & Roll Call (President)

Director (exp. 2028)	Dave Bartel	<input type="checkbox"/>
Director/Treasurer Pro Tem (exp. 2027)	Dave Blankenbeckler	<input type="checkbox"/>
Director (exp. 2027)	Julie Emo	<input type="checkbox"/>
Director/President (exp. 2026)	Fritz Foss	<input type="checkbox"/>
Director/Vice President (exp. 2028)	Dan Mispagel	<input type="checkbox"/>
Secretary	Kirsten Mispagel	<input type="checkbox"/>
Treasurer	OPEN	<input type="checkbox"/>

Dave Blankenbeckler attending remotely via Zoom.
3. Owners Forum – 10 min.
4. Meeting Minutes Approvals – 5 min.
 - **MOTION/VOTE:** approve December 04, 2025 Board Meeting Minutes.
5. Treasurer's Update (Dave attending remotely) – 10 min.
 - 2025 Year End Financials – review
 - 2026 Annual Assessment – remittance update
 - A handful of Members have volunteered their contact information per the request in the Annual Assessment letter.
6. Old Business/Committee Reports – 50 min. total
 - Design Review (Brian Terry, Dave Blankenbeckler, Fritz) – update, 5 min.
 - Official draft of Design Guidelines (DGs) for all filings based on Filing 6 Design Guidelines including latest revisions – status update.
 - Record Filing 5's original DGs with Boulder County Clerk & Recorder (for some reason they were never recorded) – still pending.
 - Committee volunteers from Filings 1 and/or 5 – any new?
 - Investigation of Roof Maxx roof restoration (will post to Education page) as an alternative to roof replacement – status update.
 - Landscaping (Pat Zolotar, Board) – update, 5 min.
 - Snow removal – update.
 - Parkview/Plateau relandscaping plans – remains tabled until Association can qualify/submit proposal for NGLA funding.
 - IT (Sterling Babcock, Board) – update, 5 min.
 - Need Dropbox member login credentials changed from private to generic HOA email addresses – update:
 - Successfully transferred Dan Mispagel's private email address to his generic HOA email address for Dropbox access.
 - Pending for Dave Blankenbeckler and Fritz Foss.
 - Communications (Jason, Dan, Board) – update, 10 min.
 - Electronic October, November Association Newsletters and Annual Meeting reminders posted to Website and/or sent via WordPress MailPoet.

- Continued success with Board member meeting attendance via Zoom.
- Purchasing Zoom subscription for the Association – review budget and discuss options.
- Planning/implementation of Members-only area on Website – no update
 - Need remote voting capability (e.g. eBallot, OpaVote, Zoom).
- Member Education page on Website – update, 5 min.
 - Updates since last Board Meeting include:
 - ◇ Added to meeting announcements and summaries to the NGLA section.
 - ◇ Added to Recent News Items section.
- Governing Documents Review (Jason, Fritz) – update, 5 min.
 - Finalizing Bylaws draft – update, 5 min.
 - COMPLETED: LG redlined version reviews completed by Committee Chair and two other Board Directors.
 - COMPLETED: Zoom meeting held with LG on Nov. 26, 2025 to discuss/ask questions about/suggest revisions of their redlined version, with Chair and two Board Directors attending.
 - RECEIVED: 2nd LG redlined version on December 17, 2025.
 - UPCOMING: Convene final Committee meeting to review and finalize LG's twice-revised draft.
 - Final draft review by LG.
 - Make final draft available to Members for review/feedback period.
 - Mail ballot vote.
 - Existing Policies revision planning – no update
 - Updates/amendments proposed for the Association's existing "Conflict of Interest" policy – Board review pending.
 - Revisions to "Inspection and Copying of Association Records" policy – Board review pending.
 - Required language revisions (HB25-1043) to "Collection of Unpaid Assessments" policy – pending.
 - ◇ Language giving Association's contact (name and contact information) for requesting a copy of unit owner's ledger, a copy of which must be provided within seven (7) business days of unit owner's request. See C.R.S. 38-33.3-209.5(5)(a)(V)(C).
 - ◇ Language listing possible actions/remedies Association may take unless delinquency is cured within thirty (30) days. See C.R.S. 38-33.3-209.5(5)(a)(V)(D).
 - ◇ Language mentioning availability of, and access instructions for, online information related to collections of assessments via, and credit counseling before, foreclosure. See C.R.S. 38-33.3-209.5(5)(a)(V)(E).

- New Policies planning – no update
 - “Bid Process Policy” draft – Board review pending.
 - “Document Retention and Disposal” policy and procedures – Board review pending.
 - HOA-related legislation tracking (Dan, Fritz) – no update
 - Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan, Nina) – update, 10 min.
 - February 19th meeting – attending representative?
 - NGLA sent out Neighborhood Improvement Project (NIP) grant application materials on February 3rd – discuss starting application process.
 - Julie attended January 15th meeting – summary provided and has been posted to Website’s Education page.
 - Julie completed/submitted 2026 Registration Renewal on December 12, 2025.
 - NGLA Neighborhood Improvement Project (NIP) grant – eligibility clock running (consider for corner relandscaping project(s)). Attended five (5) monthly NGLA meetings in 2025 and one (1) in 2026 since re-joining, need to attend three (3) more this year to be eligible for NIP grant.
 - Neighborhood Chicken Coop Survey – no update
 - Board received detailed informational document from a member and is in the process of reviewing.
 - Community member forwarded a link to a Boulder Magazine article – posted to the Recent News Items section of the Website’s Education Page.
 - Fences and Signs Property Insurance – no update
 - According to DORA DRE, required under C.R.S. 38-33.3-313.
 - Need a new quote from Travelers, solicited quotes from two other providers (Acrisure, USI Insurance Services). Dave Blankenbeckler getting quote from a fourth provider.
 - 2025 Neighborhood Luminaria Event – things that went well, things to improve.
 - Holiday lights taken down on Jan. 12. Thanks again to Claire Donovan and family for their hard work.
7. New Business (Board, Attendees) – 10 min.
- Wildfire risk mitigation, Wildfire Partners – discussion
 - Neighborhood road repair – discussion
8. Board/Committee Open Positions – update
- Treasurer (Director Dave Blankenbeckler serving as Treasurer Pro Tem)
 - DRC members – need 3 from each of Filings 1A, 3, 4, 6 (Chair can be the 3rd member for each filing), 3 total for consolidated Filings 1, 2, 5. Besides Chair, we now have volunteers (see Website Design Review page)
 - 1 from Filing 2
 - 2 from Filing 3
 - 2 from Filing 6

- 1 from Filing 4

9. Approvals without a meeting

- 12/15-19/2025 email MOTION/VOTE: approve the August 28, 2025 and September 29, 2025 Executive Session Meeting Minutes. **Seconded by Dan Mispagel, approved unanimously.**

Adjourn Open Session

10. Executive Session – 10 min.

- Existing properties out of CC&Rs compliance – status and ongoing actions
- New properties out of CC&Rs compliance – none

Adjourn Executive Session