

Ridgewood Heights
HOA Special Meeting
October 23, 2023
6:00 PM

The Meeting was called to order by Alicia Criswell with Lighthouse Management (LH) at 6:00 PM. An introduction of the Board members was done; President Klaus Schattleitner, Vice President Mike Risner and Secretary/Treasurer Suzanne Stevens. David Firmin with Altitude Law, Jesse Dryer & Isabel Garner with Farmers Insurance were also introduced.

Klaus gave a little speech regarding the accomplishments of the Board in 2023 and how the Board had come up on some challenging issues but have been able to successfully navigate those issues.

Jesse Dryer with Farmers Insurance had a Q&A with homeowners and discussed the insurance premium increases and as to why condominium/townhouse associations were seeing an increase. Essentially, the insurance companies do not want to assume so much risk for condominium/townhouse associations. Jesse Dryer stated that to his knowledge, there are only four companies in Western Colorado still writing master insurance policies for Condo/Townhouse Associations. The current renewal for the master policy will be in June of 2024 if the HOA does not get enough ballots to Amend the CC&R's and change the policy. It was also discussed that Master Insurance Policies for Townhouses/Condominiums may be going away and the HOA would then be unable to insure the exterior of the units as the CC&R's currently require.

Alicia brought up looking at the big picture and not just the dollar amount. While the owners may pay more in insurance premiums, they are guaranteed to have coverage and their HOA dues will not have to be increased so dramatically. If the HOA continues to insure the exterior of the units, there's potential for the insurance to increase significantly every year which will be reflected in the monthly HOA fees. Jesse Dryer suggested looking at the Master Policy vs an Individual policy and how it affects everyone's premium if there's a claim filed vs. if you carry your own policy. He also talked about people double paying & stated to those also carrying an individual policy, to go to your current agent or broker to let them know to cover you for anything not in the Master Policy as many owners are already carrying insurance that includes the exterior of the units even though the HOA has been required to carry that coverage.

Klaus stated that if the amendment was not passed then the HOA would likely go broke as they can't continue to insure the buildings as the premiums will continue to rise. He also stated that \$30,000.00 was the cheapest insurance that the HOA could find out of many quotes, some were as high as \$80,000.00.

One of the homeowners mentioned that if the amendment is approved, they should add to the CC&R's that the homeowner would be required to show proof of insurance to the HOA. David Firmin and Alicia confirmed that it is already in the proposed amendment.

Alicia also let the homeowners know what the HOA is currently responsible for, such as the maintenance for stucco & roofing, retaining walls, common area landscaping and irrigation and the landscaping maintenance for the individual units, irrigation maintenance, electricity, backflow testing, insurance, management fees, domestic water for the common areas, etc. She asked if anyone is having any issues with their landscaping maintenance etc. to please reach out to LH via phone or by email.

Alicia reminded everyone that their ballots are due by November 14th, 2023, and the ballots do not need to be notarized. It does, however, need signatures from everyone who is on the title. If the Amendment does pass, then the President will sign the Amendment and have it notarized then recorded with the County. Currently there are seventeen (17) "Yes" votes and one (1) "No" vote. For it to pass there needs to be forty-eight (48) out of seventy-

one (71) votes. An email will be sent out to all homeowners after the deadline of Nov 14th, 2023, with the results and what the 2024 Assessments will be.

Alicia then handed out the budget to all homeowners and opened the floor for Q&A on the proposed 2024 Budget.

There were questions as to why there was such a big jump (increase) in the ground's maintenance. It was stated that there were a lot of repairs in 2023. There were also several homeowners who were unhappy with the previous landscapers, G&N Lawn Coyotes, and the Board did not feel that they were meeting the standards set by the homeowners for the amount of money the HOA was paying so they hired Western Slope Irrigation & Landscaping. Alicia stated that Western Slope Irrigation & Landscaping invoices at an all-inclusive rate vs. the previous landscaper that priced out every little thing. Front and back yards are done as well as all the common areas and the xeriscape yards too.

Several homeowners stated that they are having issues with the current landscapers, so Alicia stated that she would like to set up a meeting with said homeowners and the landscaper. She said the landscaping company is very receptive to all comments, concerns & suggestions. She again brought up to everyone having issues, to please reach out to LH so she could address those concerns with the landscaper. There was discussion about those with xeriscape yards not having to pay as much as everyone with non-xeriscape yards, but Alicia stated that per the CC&R's & CCIOA everyone must pay the same amount.

Due to such high costs for landscaping & irrigation, the Board has transferred \$10,000.00 from the reserves to the operating account to cover the shortage in funds.

The question was asked about reserve studies & the amount we have in reserves. Alicia stated that for the last 2 years they have not been able to put anything in, but rather have had to take money out to cover maintenance expenses. With the increase in monthly fees and the decrease in the insurance expenses, the HOA may be able to add to the reserves again. That will be evaluated at the end of 2024.

If the Amendment passes, homeowners are looking at dues of \$165.00; If it does not pass, dues will need to be increased to \$195.00 per month. The increase in monthly fees will begin on January 1, 2024.

Alicia reminded everyone that the proposed budget is a guess at the anticipated expenses based on the prior year's actual costs, but the HOA will continue attempting to save money wherever they can. No owners were opposed to the Proposed 2024 Budget.

The meeting was adjourned at 7:11pm