

Saddleridge of Fort Collins Merged Association

Board of Directors Meeting Minutes

Thursday February 29th 2024 5:00 pm (Zoom)

Board Members, Eric Sorensen, Caitlin May, Katherine Martinez and Randie Bell were present along with Tom Hannon with Brass Key Property Management. Steve Kremier with APD (painting contractor was also present).

1. Balcony Railing Coating/Composite Cap Plan (Steve Kremier with APD)

A. Railing Painting with Composite Cap \$148,800: Steve suggested that the railings should last for 8-10 years with the painting proposed. Caitlin May made a motion to accept the proposal, which was seconded by Katherine Martinez and passed unanimously.

B. Color Preferences: The Board voted to proceed with the Antique Leather color.

C. Touch-Up Option/Complications

2. ZGL Contract 2024 Status (Attached)

Bids requested from Green Earth, Precision, Lindgren, CBLM

3. Building 9 Garage Repair: Tom noted that the garage repairs for Bldg. 9 were underway by the owner.

4. Overland Vacant Lot Development (920 S. Overland-Heather Kyseth): Tom reported that the owner of the property had been in touch with him about the possibility of getting an easement to tie into City Utilities running through the property. He recommended that the feasibility be investigated first, then he would present an offer once received.

5. Dryer Vent Status (Access Plan re. Firewalls): Tom explained that the attics above units were protected by firewalls and access into one attic would not allow access to the entire attic.

6. Emerald Ash Borer Treatment (ArborX: \$2,840)(See Details Below): Tom agreed to put the EAB Treatment on the agenda for the following meeting, with an arborist to join.

7. Other Business: No other business was discussed.

ARBOR X Details: The 2-year injection treatment is using Emamectin Benzoate. The 1-year treatment is a soil application of Imidicloprid.

I first started treating there at Saddle Ridge in 2014 for Lilac (not Emerald) Ash Borer, which was a big problem at the time. Then in 2016 at the request of the HOA I started treating for aphids in the ash trees with Imidicloprid, which is also moderately effective at controlling Emerald Ash Borer.

The first round of the more-powerful trunk injection treatments for Emerald Ash Borer that I did for Saddle Ridge began in 2023.

Collection Details: (All Owners delinquent greater than 1 month):

Saddleridge Commons (Less than 1 month): \$484.50

4H: \$749: Owner making progress payments, anticipated to be current March 2024

18H: \$334

23F: \$302

2024 Operating Expense Summary (Attached):

Misc. Updates:

19F Hotwater Heater Claim Denial: The Association insurance had denied a claim related to a leak from an individual owners hot water heater.

10C Mysterious Water Damage: Water damage had been recurring in a hallway at 10 C and they were investigating further.

Retention Pump working properly: Pump had been repaired.

LED Lights: Problems with the lighting had been ongoing, with water in the fixture apparently the recurring problem.

Action Items:

Landscaping Contract Follow Up and/or Accept Bid with ZGL

Community Garden Committee