

A FACHOA Board Meeting was held on 2/4/2026. In addition to the Board members (Tom Trader – president, Adam Kuyt – vice president, Liela Haynes – treasurer, Laura Woeste – secretary, and Scott Gillies – member at large), the following homeowners attended: Roz Weller (Covenant Subcommittee), Samuel Kasanicky, Tiffany Trust, Kurt Roy, Van Hilty (Covenant Subcommittee), David Weinberg and Tom Shirk.

The meeting began with topics introduced by the homeowners:

David Weinberg of 2310 Bluebird brought concerns of our website being up to date, publicizing financials on website, money due attorneys for unnecessary items, and notification of financials before meetings. He also posed the question of hardscaping the exterior of the perimeter fence to eliminate the need for mowing. Replies to his concerns involved the Board verifying that we are in the process of upgrading our website through GoDaddy so that it will be much easier to keep updated etc. Regarding the hardscaping idea, while it does look nice, it takes a lot of upkeep as well. In fact, possibly more with continual weeding as time goes on. There was also a discussion of whether having our budget online is a good idea or not as it is then available for all public viewing. The Creekside neighborhood recently handled that concern by deciding to open its website to the public but not posting all items, such as the financials, for all to see. It was discussed that we handle our website the same and allow homeowners who wanted to see any missing details to ask the Board for their specific needs.

Kurt Roy of 2447 Mallard Circle wanted to emphasize that it is important to focus on the items we can control as we review covenants. Everyone was very agreeable that we don't want to have a covenant document that details every aspect of the neighborhood but just regulations that support a clean, upkept neighborhood that will result in continued positive property values. It was also discussed that we don't have a large percentage of homeowners who participate in the Board etc. so we need to focus on what the Board can control as we put changes in front of the homeowners to vote on.

Sam Kasanicky of 2238 Bluebird had some concerns regarding changing the quorum. It was further explained by Roz Weller that we are not actually lowering any requirements for a quorum. We will still need a majority vote for governing documents to be amended. However, we do need to consider how we handle proxy forms. Proxy forms have various options: people may elect a proxy just for the count to be able to have a meeting or they may allow their proxy to vote on items for them. We need to verify what the proxy forms are allowing at meetings. Sam also asked what is ultimate goal with updating the covenants. President Tom Trader explained that the top objective is to update our directives to be sure we are in line with HOA requirements/regulations and also to be more in line with the needs of our community today versus the needs when this was a newly developed neighborhood.

The Board meeting officially began. Homeowners were welcome to stay for the remainder of the meeting or could exit at any time.

The first item of business on the agenda was the signage repair. The repairs were completed and the cost was \$4,000. The Geico insurance policy of the at-fault driver covered \$2,500 at which time the limits were exceeded for all claims brought against the driver. It was decided that we will reach out to the at-fault party and ask that the additional amount due to make us whole be attained. If the at-fault party does not respond to our request, we will seek advice from our Insurance agent Steven Longnecker, also a homeowner, if we should file a claim from our insurance company and affect our loss ratio and possibly renewal premiums or pay the remainder amount due with funds.

The next item discussed was the December budget. This budget will be put on the website. It was also confirmed that the budget will always need to be put out to the community via the website a couple weeks before a meeting. The 2026 budget was reviewed as well. Estimates were done as well as could be done from available information at the time of the meeting. This budget will be reviewed at the Annual Homeowners meeting for approval.

The last item of discussion was the responses to the Altitude questionnaire that is being used to decide items for updating our governing documents. It was noted that the sequence that we shall follow is to complete the questionnaire and send it to Altitude. Altitude will send us revised governing documents containing those details and the Board would provide to all homeowners who would vote to approve reviews documents. Altitude has indicated that it could take 3 months for them to update and return our documents so a special meeting may need to be planned for voting on the documents besides the annual meeting.

The topics discussed and the suggested covenants were as follows:

- The ability to impose special assessments - this is something that the subcommittee would like to be able to include in the documents.
- Would we want to restrict short term leasing of homes - Not permitted if less than 90 days - however there was discussion whether there may be exceptions for events such as the Sundance Film Festival and other large events.
- Restriction of animals such as chickens - The city already restricts roosters however, there was discussion of how disruptive chickens can be for neighbors as our yards are quite close.
- Restrict maintenance of vehicles in driveways to a limit of one to two weeks.
- Restrict paint colors - not resolved at meeting, however, it was noted that we should definitely include maintaining paint conditions to keep houses well kept.
- Length of time allowed to commence outside improvements once approved - One year for each, with extensions available if approved by Board
- Setback of front or side solid fences from sidewalk - City of Longmont code requires at least a one-foot setback. It may be added that front fences cannot be closer to street than the front of the house.

It was suggested that there may be “hot topics” that homeowners would have very strong opinions about that may delay the revision process. Expected hot topics could include: short term rentals, sheds, fences bordering the sidewalk, and paint colors.

The draft of the 2026 budget was not possible because the treasurer was not provided with all information from the rest of the Board. Board members did review the items that they had information on with missing details to be filled in after the meeting and ready for the Annual Homeowners meeting.

Meeting was adjourned.

Minutes prepared by Laura Woeste – secretary. Approved by Tom Trader - president