

August Executive Board (Board of Directors) Meeting
Mission Viejo Homeowners' Association, Inc.

The executive board meeting was held at Holy Love Lutheran Church,
4210 South Chambers Road
Aurora, CO 80014
August 17, 2010
6:30 PM – 8:30 PM

Minutes

Guests: Charles Billera, Lois Kiefer, Bob Broom, Pam Nease, Carol Buchman, Dick Claus, David Raemer.

1. Meeting called to order at 6:35. Board members present: Todd McMahon, Elaine Lay, Tricia Roush, Alan Engels, Troy Haller, Jeremiah Banigan, Ron Costa
2. Special Guest: Ms. Mary Ann Bonnell, Morrison Nature Center, - Neighborhood Foxes Q&A

Don't feed the foxes – they may start approaching people inappropriately.

To protect your pets from wildlife put them on the leash.

Don't be nice to coyotes – scare them away by making loud noise (horn, can full of pennies) or waving a stick.

There are things in your back yard that will attract wildlife: gardens (with melons), pets (don't leave them alone in the backyard at night, especially under 30lbs).

Safest place for house cats is in the house. Laws are to protect the cat. Coyotes like to eat cats.

Foxes do as well.

Make sure your pet's vaccinations are up to date.

Teach your kids to chase away coyotes (be loud, don't feed).

Foxes and coyotes are NOT solely nocturnal, so just because you see it during the day, it doesn't mean it is sick.

It is NOT legal to move wildlife. Basically if you move the foxes, another family of foxes will move in. We do have coyotes in Aurora.

Q. How to deal with raccoons?

A. Look at what is attracting them and eliminate the source of attraction: pond, unsecured trash. Use horns or squirt guns.

Q. Are large dogs like labs prey for foxes/coyotes?

A. There have been a few instances in the Denver Metro Area (not in Aurora) with a dog off leash that runs across a coyote den. You get competitive/protective response when that happens. You don't have to be in "open space" to run across a coyote den.

Q. Do coyotes travel packs or dens?

A. Coyotes only den during breeding season – January/February. They usually travel in family groups or as singles. Foxes tend to not be in groups.

Q. What do you do if you find a den underneath or near your house?

A. A fox den is just a little digging under the front or back porch. You might also find dead animal parts. Roll moth balls in the den. Put rags or hay soaked in ammonia. Once they are gone, you need to put chicken wire under the porch to prevent return.

To discourage raccoons, you need to make sure your lids are secure. Use the cans that have the lids attached.

Q. Have there been mountain lions in Aurora?

A. They have only been seen on the Colfax corridor. Loud noises and such discourage them.

Q. Where is the Morrison Nature Center?

A. Right at Smith Road and Chambers Road. It is also known as Star K Ranch.

3. Open Members' Forum (15 minutes) (if requested) – nothing.
4. Charles Billera from ProDisposal – GM at ProDisposal for about 6 weeks. In management and marketing to help programs like the Mission Viejo HOA Trash Program. Check for the HOA was mailed Monday. We have approximately 930 members in the trash program. Will double check the list

of residents to make sure we've got credit for all residents. It would help to have the list in electronic form. They do have neighbor referral program. Need an incentive program for new residents.

5. Approval of Minutes – Troy moved to accept minutes. Jeremiah seconded. Discussion: fix spelling of RoseAnn's last name to Bershenyi, All approved.
6. Review of Financial Matters – Alan: \$9439.35 is the current balance in the account. The summary sheet is kind of opposite of what people expect. It's really from a budget point of view. Jeremiah moved to accept. Troy seconded. All approved.
7. Committee Reports (Welcome, Labor Day, others)
 - a. Welcome Committee – waiting for list from Cheri Long for July and August residents.
 - b. Newsletter Delivery Committee – Article in newsletter last month asking for more volunteers to deliver newsletters. Elaine has 3 new families volunteering to help, especially with young children.
 - c. Celebration for the playground being finished – the contractor has until October 21st to get it done. Still unsure when to have the celebration. Do we want to wait until spring? Halloween? Considering Halloween.
8. Unfinished Business
 - a. Endangered Places Nominations – Information – Todd has completed the applications for the Library and the Recreation Center and sent them in on Monday. We did get a few of letters of support – Historic Denver, Mission Viejo Heritage Committee, City of Mission Viejo California Parks and Rec. If we get it listed, it can get media attention (Channel 4), banquet, the staff of PCI will look at how to preserve those structures. They can tap into state historical money and grants. It goes to a board of developers and preservationists, so we get exposure to some of those, too, that might help. Announcement in February 2011.
 - b. Recreation Center and Shopping Center Update – Information – The Rec Center was bought by an individual investor (Rentals Denver, Inc.). He got a really good deal, like a short sale. Bought the property for \$230,000. Owns several buildings in Aurora and is trying to resell or lease it. He is not going to make any improvements. It will take a minimum of \$300,000 to fix, and he is going to charge \$4 a square foot.

The Aurora Task Force for Recreation has said the Mission Viejo Recreation Center doesn't meet their specifications. Bob Broom: they estimate \$20 million per center. Will run centers by using 80% of fees. It could drag on for 6-7 years for the Task Force actually gets moving on Rec Centers.. Todd's point is we DO have a recreation center that is a use restricted building. They are possibly going to put something on Quincy. That effects the viability of our Recreation center. There needs to be discussion with the neighborhood about it. Bob Broom says let's wait for the December report. Alan points out that many of the seniors from Heather Gardens and in the neighborhood. Why isn't this considered as a satellite of the Del Mar Senior Center?

Dave Raemer asked about demographics. Bob Broom said the census data won't be available until late next year. This is a citizen driven thing. They want to create what the citizens want, not what Parks and Recreation says we should have.

Shopping center – Walgreens has got all their permits. Todd has been asked to come in and look at paint chips to match the Walgreens to the shopping center. Let Todd know if you want to be involved. Todd asked them to look at the planter boxes up by the signs to see if they can be repaired.

Jumpstreet still not finalized.
 - c. Barcelona Wall Spruce Up – Information – We approved last meeting to do the walls by Holy Love with new signs and paint work. Spruce up will be Sept. 11, 2010 from 9 until completed. Dave Raemer offered to loan his power washer. The signs are manufactured. They will be finished in 8 to 10 days. An invoice has been provided for the 2 new ones.
 - d. Music in the Park Labor Day Event – Information, Motion and Approval – September 4th at 5:30 (setup at 5:00) at Los Ninos to 7:00. Todd moves to give the Aurora Symphony Orchestra \$50. Elaine seconded. All approved.

9. New Business

- a. California Trip to the City of Mission Viejo – Information – Todd and family did a vacation trip to California and did a tour of Mission Viejo. 11,000 acres vs. our 6040 (is that right?). Toured swim facilities, YMCA, oldest recreation center, new Senior and Community Center, Lake Mission Viejo Association – everyone can join. Half of the town has HOAs, the other half doesn't. They have boat rentals, swimming, lake clubhouse for events, music in the park programs, etc. They are a 501(c)4 organization. They do some covenant enforcement. Todd has information for us to look at. They requested we send the pictures of our neighborhood when it snows here. They have given us a lot of support. They applaud our efforts trying to save the library. Alan thanked Todd for visiting MV, California. They have a library, and a Senior Living Center. Recreation opportunities all over the city. Art Cook from MV has sent checks twice to us the last couple of years. They consider us a sister/cousin to their city.
- b. Clean-Up, and Weed Killer on Right-of-ways – Motion and Approval – Next cleanup proposed on Sept. 25, 2010. Ironwood Earthcare said they have a special truck that can pull the dead bushes up. All you need is people to go along and clean up after the bush is pulled. They charge \$100/hr. If there isn't enough room in the roll-offs, they can take it to the landfill for \$150-\$250. Final cost \$1700. Adding \$188 to close off Chambers to finish mulching along Chambers. So total is \$1888.

Alan asks does Ironwood Earthcare have a mulching machine to create the mulch for the project on Chambers? Elaine says for the expediency, doesn't think using a chipper?

Dave Raemer asks who does traffic control? We need to ask where the barricade is – can they put it down farther? Also, most people don't want dirt and root balls going through their chipper. Are we meeting with them to discuss which bushes?

Todd asks about Ironwood Earthcare: is there any conflict of interest? They are on Aurora's list of approved companies to provide mulch. No. We need something in writing on the costs. Are we really needing them that much? We can only do beyond Seville Townhomes, and then between Hampden Circle and Kalispell. We really should provide them with a number of bushes. We need to make sure they are licensed, bonded and insured. Do they need to be additionally insured since we are working on City property? Are ProDisposal costs accurate? They've given us discounts in the past.

Dave Raemer suggested going down Hampden with Elaine.

Jeremiah moves to accept proposal, Ron seconded. Troy wants more information – written estimate, licensed, bonded, insured. Alan will approve with the stipulation that she gets us that the extra information. Jeremiah seconded. All approved.

Elaine moves to form a Landscape Committee to have a plan and budget by December for 2011 Clean-Ups for board approval. Todd seconded. All approved.

- c. Tax Structure Recommendations, HOA support groups – Information, Motion and Approval – Talked to Jim Donald more about 501(c)3. Made inquiry to Highlands Ranch – they operate as a 501(c)4, and have 2 sub-orgs that are 501(c)3 – one for scholarships which has a separate board, and one for cultural arts, which is the same as the HOA board. Todd talked to Gary Porter – a person who specializes in the 501(c)4 status. Has 100% success rate of helping reorganize. His fee is \$6000, plus \$750 for IRS filing. If there is an appeal, there is another \$3000 fee. The taxes for a 501(c)4 – contributions are not tax deductible. You may or may not receive bulk mailing status, as that is up to the USPS. The advantage is that it gives us non-profit status. Our income from the trash program could be taxed under the 501(c)4, but it is less likely. And we'd be less likely to be audited. Todd recommends we start as a 501(c)4, and then if we need to add a 501(c)3 for the library, we can do it later. Our tax preparer said it would run \$600. There are lots of pages to the application. We really need to show where our money comes from. Todd moves to have Jim Donald begin the process of reorganizing under 501(c)4. Trish seconded. A 501(c)4 is a "Social Welfare Organization." Clean-ups, litigation, events, etc. qualify us. There is also a \$800 filing fee. So it is a total of \$1400. All approved.
- d. New Meeting Signs – Alan says we have not found any sources. Dave Raemer knows some people who would know sources, and Dave will get us information.
- e. QuickBooks problem – Motion and Approval – Last month Alan's computer had problems. QuickBooks is complaining about all the restored files. QuickBooks no longer supports the 2007 edition, would fix files for \$500-\$1000. For \$330 dollars we can buy the new QuickBooks and get a month's worth of support. Alan wants to try uninstalling and reinstalling

QuickBooks, first. Alan proposed a contingency motion that if the uninstall/reinstall doesn't work, to set aside \$400 to buy it. Elaine and Ron seconded. All approved.

- f. Library issue – Bob Hoban is open to us meeting with him about the Library mediation before next time. Alan thinks we should meet separately from our regular board meeting Executive Session time that we usually do. We will meet with Bob Hoban September 16th, 2010 as an Executive Session.

10. City of Aurora Project Plan Reviews

11. Announcements/End of Regular Meeting – The elementary school is having Open House this Thursday.