

Dakota West Homeowners Association  
Annual Meeting  
June 9, 2022

President Alec Fournier opened up the meeting at 6:05 p.m. by introducing himself and David Hanes as Treasurer (who was absent due to work). This was our first meeting in person in 3 years due to CDC and Covid restrictions.

Alec reviewed some ongoing issues with the pond. He explained it was built for the 100 year flood. Pumps cost about \$3000 to purchase and get installed. Sometimes they only last a year. Right now they can pump it out for \$300 a couple times a year to make financial sense.

The drip system has been disconnected for at least the 7 years he has lived here. Since trees have been dying he is getting the drip system up and running and will replace some trees.

The ongoing unkempt yard complaints have been addressed through the management company with the proper protocol of violation letters sent, fines imposed and the final turning over to an attorney.

The pipe under the road from the pond gets clogged with debris from time to time and root roter comes out to blow it out.

Alec turned the meeting over to Alicia. She announced a new landscape company will be maintaining the pond area. Since the last company removed the tall grasses and made a mess that was the tipping point.

Bob mentioned the retention pond was approved by the City of GJ and we are subject to city laws. An estimate to hook it up to city would cost about \$25,-\$50,000. There is a legal responsibility to maintain this irrigation system. The pond should have no standing water for 48 hours after filled per the city. He has spoken with several city officials in different capacities and said we can be fined up to \$600 for not doing this.

The company that builds the pump has to have a cage to surround it and a lid on top as well. Bob said he saw pumps that ran from \$300-\$600.00. The Board and Alicia said they would start researching pumps.

Alicia said B & D Lawn Care Services, Landon Baker is the new landscape company.

JP Landscaping was the prior company.

On Monday they will be there to clean up the pond area, remove dead trees and haul them away.

Other concerns that were mentioned:

There was mention a stretch of the fence that had mud on it by the pond.  
There is a section of fence on Washburn that needs repaired.  
A couple sections on Bismarck have concrete culverts with wire. They were wanting them removed but the City owns these and they maintain them.

There were concerns about speeders on Bismarck. Can we look into getting a sign regarding children playing?

Governor polis signing a new bill that roads are public roads and you can't restrict cars parked there - Alicia said this makes our CCR null and void on that issue. After 72 hours the city can come out and give a truck, RV etc. a ticket.

Complaints about our entry sign - they want it cleaned up and repainted

No communication with homeowners for quite some time. Can they get letters sent out updating them on what the mgmt co and the Board is doing?

Bob passed around a sheet of paper with a Proposed "6.12" addition to the Dakota West Hot declaration. He would like it added to our Declarations.

The Board and Alicia addressed these concerns.

Protocol was discussed on how notices and fines were sent out.

The budget was reviewed and questions answered.

Alicia mentioned our HOA lawyer is Altitude Law out of Aurora. She has used them many times and has had success with them. They specialize in HOA law.

Questions about a directory of everyone in the neighborhood was asked. To make that happen you need everyone to sign permission to be published.

A new Board needs to be created. There are 3 positions that are currently vacant: 1st VP, 2nd VP and Secretary and member at large if needed. Alicia explained the management company does the legwork and the board is there for approval of money spent, vendors acquired etc.

The new Board members are Alec Fournier, Pres, Mike Hayes, 1st V.P., Linda Curtis, 2nd V.P., Suzan Fournier, Secretary, David Hanes Treasurer and Steve Gibson at Large.

Meeting was adjourned at 8 pm.

Respectfully submitted,  
Suzan Fournier  
Secretary