

December 2019

Artisan Plazas I Homeowners Association

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ANNUAL MEETING

Thanks to everyone that attended the Annual Meeting and sent proxies. We had quorum at our first meeting for the first time in three years, so no additional meetings are needed to have the official meeting. For those that were unable to attend, here is a summary of the events that took place and were discussed this at the meeting.

- Thanks to Patty Lowell for running for the Board again. She joins Kate Pena, Bill Barnes and Jonathan Blackwood for the Board. Board member Jim Novak resigned from the Board just after the Annual Meeting, due to his work schedule, so **we have an opening if anyone is interested in joining the Board**. The Board meets the second Thursday of every other month, starting in January (January, March, May, July, September) and then meeting again in November for the 2020 Annual Meeting. We meet at 6:00 p.m. at the Stanley Marketplace, and each meeting lasts about 60 to 90 minutes. If you want to see what the Board position entails, you are welcome to attend a meeting without joining the Board.
- The dues will again remain the same, without a dues increase being needed. We did an updated evaluation of the reserves, and the contractor believes we have been overfunding our roof reserve, so we were able to fund some additional projects without having to increase the dues. The Association is adding the updated reserve study to the website.
- Additional documents have been added to the website, including a wonderful introduction paragraph sent to the Board by homeowner Allana White. Remember that access to the documents is the password Artisanq2.
- There have been a few owners that are not taking steps to save water when being contracted by the management company, so the Board is considering contacting a company to sub-meter the Association water meters. There are less companies that offer this service, so the cost could be more than originally estimated. This is not an action the Board wants to take, but it is not fair that owners using tens of thousands of gallons of water should pay the same water costs as those that are taking steps to conserve water. This time of year, it is particularly important to conserve water in January and February 2020, as sewer rates for the whole year are determined by the amount of water that is used in these two months. Do your best to save water in January and February, and you will be reaping the benefits of the savings through the whole year.
- The last phase of stucco (EIFS) painting was done in 2019, so the Association will paint doors and window and front porch trim in 2020. The Association will repaint the front doors to match the red (burgundy) color of the pillars, but does not have the funds to spend hundreds of dollars to sand and restain the front doors. Owners are welcome to do this work on their front door, and the Association will credit you the cost we are paying for the painting of the front doors (\$50.00 or \$60.00 – the exact amount has not been determined yet) if you want to sand and stain the front door, or hire a contractor yourself. More details will follow in the spring as we finalize the bid for the 2020 paint cycle.
- Brian had three HOAs that have recently had to do special assessments between \$5,000.00 and \$10,000.00 due to a hailstorm, **so it is really important that everyone make sure they have loss-assessment insurance on their homes**. Review the October 2019 newsletter, because the percentage deductible has increased to five percent, so a hailstorm would cost each owner about \$9,000.00 if a claim had to be made. Call Brian or talk to your agent to make sure you have the necessary coverage.

Thanks again to everyone that helped make the Annual Meeting official. As always, call or email Brian if you have questions or concerns. His numbers and email address are located above.

EVERYONE'S TRASH WILL BE DELAYED ONE DAY NEXT WEEK DUE TO THE NEW YEAR'S DAY HOLIDAY. PUT YOUR TRASH OUT ON THURSDAY INSTEAD OF WEDNESDAY FOR PICK UP BY DENVER WASTE MANAGEMENT.