

Discovery Homeowners Association Annual Meeting

October 3rd, 2024

Attendance:

34 households represented in person

16 proxies

50 voting households

Note: Annual Meeting homeowner sign-in sheets and proxies are kept by the HOA Administrator for one year, as required by law.

Discovery HOA Board members present:

Name	Position
Craig K Clark	ARC Chairman
Betsy Cook	Treasurer, N2N
Sandi Watkins	New Resident Welcome, Social Events
Tom Gallegos	ARC
Andreas Ballard	ARC, Vice President
Ed Moore	Covenant Compliance
Gary Morrell	President

Discovery HOA Board Members not present:

Name	Position
Bonnie Andrzejczak	Secretary, Newsletter editor
Jan Doran	City Liaison, Discovery Historian
Chris Scott	ARC, N2N

A quorum being present, the meeting started at 7:05 pm

Intro comment - Gary Morrell, HOA President

- Quick review of agenda and introduction of guest speaker

Guest Speaker - Andi Gregory, Colorado Springs Fire Department - Wildfire mitigation

- Presented Colorado Springs Wildfire Ready “Preparedness and Prevention” review, provided “Wildfire is coming” brochure, wildfire mitigation cost share stipend guidelines and approved contractor’s list

www.coswildfireready.org

Question: Does the fire department prioritize fighting house fires based on meeting fire regulations?

Answer: No. Fire department will defend any house on fire.

Vote – 2023 Annual Meeting Minutes

- Bruce Simon – Motion to approve
- Brook Graves - Second
- Vote: = 50 votes yes/0 votes no

Treasurer’s Report - Betsy Cook (see attached)

Presented the 2024 budget, current level of income/expenditures, and proposed 2025 budget

- Income:
 - Questions raised about the investments. Betsy explained that CDs provided the best and most secure return on investment in 2024

Neighborhood expenses:

- Comment: The HOA will no longer offer locking mailboxes. Demand seems to have subsided

Jack Lundberg – Would like to see the social event upgraded. We could look at charging admission. The board will discuss this option.

Vote – 2025 budget

- Brian O’Donnell – Motion to approve
- Jack Lundberg - Second
- Motion carried = 50 votes yes/0 votes no

OLD BUSINESS

Property Maintenance – Gary Morrell

- The HOA board continues to notify homeowners when properties are not meeting the HOA covenants. If the property maintenance issues are not addressed, letters are sent to the property owner outlining next steps and deadlines for remediation. Non-compliant property owners will be fined.
 - Input from a meeting participant: If the house has a mortgage, the HOA could contact the lender and they can add additional pressure on the borrower to comply. They can call the loan due if they feel it is merited.
- Fines and Liens: Placed fines and liens on 6 properties in 2024. Working through these issues with the homeowners.
- **Fencing**
- The Discovery HOA is revising the fence policy to comply with the Colorado Springs Fire Department/City recommendations (potential ordinance coming in the next couple of months). The recommendations or ordinance wouldn’t be retroactive but would apply to new fencing. The fire department is also trying to eliminate combustible fencing material.
- Homeowners who wish to install or modify a fence are required to notify their neighbors of the proposed plan using the Architectural Review Committee Neighbor Notification Form available at <https://www.discoveryhoa.com/PI---Neighbor-Notification-Form> or via the Property Improvements area of [discoveryhoa.com](https://www.discoveryhoa.com). Neighbors will initial the form indicating that they’ve been informed of the homeowners planned fencing project. They can then talk to the Board if they have questions or concerns.

Baker and King Security

- Residents can contact the agency if they have something suspicious that needs monitoring.
 - <https://www.bakerandkingsecurity.com/contact-us>
 - (719) 358-1458
- Woodman road residents are not covered at this time because access to those houses is considered private property. John Ratchford would like to work with the Board and other impacted residents to enable security checks – the Board will work with the homeowners to see if Baker and King can access the driveways.

Question: How many nights do they patrol?

Answer: 3 nights a week – patrol lasts 45 minutes to an hour.

- Streetlight on Delmonico and Wintery Circle South has been out for several years. Gary Morrell is addressing this outage (this light was apparently repaired by COS Utilities on the evening of October 3, 2024). Gary will check the other 5 or 6 streetlights that were submitted to Utilities and provide an update to residents of the affected streets.
- When reporting a streetlight that is not working, provide address where the streetlight is located and the number found on the post.

Neighbor-2-Neighbor (N2N) Program

- Participants were informed to contact the Board if they wish to nominate themselves or a neighbor for assistance with property maintenance via N2N@discoveryhoa.com.
- N2N can help with snow removal (driveways and sidewalks).

Rental Properties

There are approximately 30 rental properties in Discovery (out of 329). Homeowners have been notified by letter that we request they tell us who is living in their house, the lease duration, and who is responsible for maintenance of the property. Short term rentals of less than 6 months are not allowed. We've received three responses to date.

Snow Removal

- We contract with a local business. If we have more than 4" of snow, the Board President calls the contractor by ~5:30AM and authorizes snow removal and de-icing of the downhill, sloping roads of specific intersections. This program is primarily funded by voluntary contributions.
- Homeowners are responsible for clearing sidewalks within 24 hours of snow cessation. This is a City Ordinance, not an HOA Covenants directive.

NEW BUSINESS

Dumpster days – October 5-6 from 8am to 5pm. Board volunteers staff the dumpster to ensure that the content is broken down. Check the website for prohibited content.

Junipers – Board to work towards the goal to have all junipers removed within 5 years. We have received donations from some Discovery homeowners to assist with this project.

Question: Do we know if “they” are going to bring fiber to the neighborhood?

Answer: Don’t know the schedule.

2025 Board Member Vote-*-/

Marty White – Treasurer

- Randy Cubero – Motion to approve
- Gary Sahara – Second
- Motion carried = 50 votes yes/0 votes no

Danielle Weltman – Position to be determined

- Jerry Sparks – Motion to approve
- Fred Porter – Second
- Motion carried = 50 votes yes/0 votes no

Current Board members who agreed to continue (Gary Morrell, Craig Clark, Jan Doran, Chris Scott, Tom Gallegos, Sandi Watkins, Bonnie Andrzejczak)

- Mary Schenk – Motion to approve
- Bruce Simon – Second
- Motion carried = 50 votes yes/0 votes no

Looking for volunteers for ARC committee and Covenant Compliance Officer:

- Three 2025 Board members will be at their maximum term limits per our Covenants.
- Job descriptions – let us know if you’d like to receive an email.

Meeting adjourned at 8:32pm.