Kings Row HOA Board Special Meeting Agenda

May 17, 2023, 6:00pm

Missouri Heights Community League Schoolhouse

1. Open Meeting @ 6:00 pm
2. In Attendance: Julie Mikus, Scott Thompson, Theresa Priebe, Valerie Oken, Bob Batson, Jo Ashton
3. Approve Meeting Minutes from Mar 29,2023
   1. Minutes were approved by Julie Mikus and Jo Ashton
4. Elect members officially to the BOD
   1. New volunteers have stepped forward to serve on the Board
   2. Scott Thompson, Theresa Priebe, Valerie Oken and Bob Batson were elected to serve a minimum two year term
5. Spring irrigation update
   1. Members of the community assisted in clearing the ‘middle ditch’ which Kings Row HOA currently feeds from
   2. Water is currently available for use
6. List of responsibilities of BOD
   1. The new BOD reviewed the information provided – light discussion was held as needed for clarification (see list below)
7. Adjourn meeting – meeting adjourned at 7:15 pm

Kings Row BOD Information and Responsibilities

1. Pump House
2. Safety Lock, need to know the code
3. Sesnsaphone for data stream, you need to have the APP to view the pumphouse activity to be on the call list when something is wrong at the pumphouse
4. Backflow Prevention device is State regulation and it is annually
5. EPC (Environmental Process Control) is vender and files everything with the CDPHE (Colorado Department of Public Health)
6. Alan and Linda Leslie owners, (brother and sister)
7. Jesus is the current water checker which is usually weekly
8. BFPD Certificates are returned to Linda for her to file with the State
9. Irrigation, homeowner’s valves, headgate
10. Tom Hazard opening the system in the spring, closing in the fall
11. Patrick Chase is volunteer to work with Tom, check headgate and vales, clean screen
12. Granados is the irrigation company for repairs of valves and piping
13. One homeowner’s valve needs to be replaced
14. Irrigation headgate valve may need to be replaced in the fall
15. Reminder to the HOA that when there is irrigation water, no one is allowed to use potable water to irrigate
16. Potable water system
17. Timberline Excavation is our potable water company for repairs, owner Lucas Lizotte
18. If the irrigation valve needs to be replaced in the fall Timberline will make the repair
19. We are renewing the 2 year contract with them for annual maintenance on CSV’s and fire hydrants
20. 44 lots have CSV’s, 4 lots with homes and 1 empty lot have no CSV that we know of and could not locate the mains to install one
21. 12 fire hydrants
22. 11 isolation valves for the HOA
23. Jeff Conklin is HOA lawyer
24. Working on augmentation plan for the potable water and wells
25. Krystle Beattie Bookkeeper
26. Works quickbooks, pays bills, works on prep for taxes
27. Hunter Webster
28. Plows pumphouse and shovels around to the shed in winter
29. Dog Stations
30. Bags are kept in the shed and Julie fills the stations when bags are out
31. 2 keys to the shed
32. Water Storage Tank
33. Cleaned in August 2019 for $1000. There are videos of the inside of the tank and in 2024 there is a possibility of some more work being done (5 years)
34. Send out Spring Cleanup letter and Dog waste letter
35. Organize group for barbed wire cutting to continue from last summer
36. From the storage shed on Fender to up and around the corner towards Kings Row South Street