

**EAGLE BEND METROPOLITAN DISTRICT # 2**  
**http://www.eaglebendmetro.com**  
Monthly Meeting  
Heritage Eagle Bend Clubhouse  
23155 E. Heritage Parkway, Aurora, Colorado 80016  
**Date: June 29, 2011**

**MINUTES**

**I. Call to Order**

Director Tom Coker called the meeting to order at 5:48 pm. In attendance were Directors: Coker, Arellano, Geiger, Rexroat, and Board Recording Secretary Audrey Davie. Director Meyer arrived at 7:30 pm. Each member of the public introduced themselves and identified their respective HOA.

**II. Declaration of Quorum/Director Qualifications/Disclosure of Conflicts**

It is the responsibility of each Director to disclose any matter of conflict of interest with the District to the Board prior to each meeting, and any such potential conflicts must also be filed with the Secretary of State. The practice of filing each month has been amended to filing on an annual basis for all meetings, absent new conflicts that arise during the year.

**III. Metro District business overview**

Director Coker, President of Eagle Bend Metro District #2 (EBMD#2) Board, reported the following:

- \*District able to supply 2 million gallons of water/day.
- \*Golf course needs approximately 1 million gallons of irrigation water/day
- \*Common areas/center median landscaping needs to be redone every 10 years for proper maintenance.
- \*District secured license agreements with City of Aurora (COA) and E-470 - allowing Metro to maintain areas.
- \*Demonstration garden at Eagle Bend Marketplace almost finished.
- \*Continue to work on traffic issues within community.
- \*Arapahoe Road and Gun Club need to be expanded allowing more commercial area (60 acres) to be developed. Development of areas might lead to lowering of taxes.
- \*Community is substantial voting block so "COA" pays attention to us".

***Question from the Public:***

1. Is the Metro District doing anything to keep the south east corner zoned as commercial versus apartments? A notice for the public hearing to change the SE corner has been posted. **ANSWER:** Director Coker & Board will look into the matter. Ms. Bev Church stated that commercial zoning may include: apartments, commercial, retail etc.

**IV. District HOAs and Associations present business overviews**

Director Coker welcomed all present and stated the purpose of the meeting was to gain an understanding of each HOA. Director Coker asked each representative to state: **1.** HOA successes, **2.** HOA current and future needs/concerns and **3.** HOA short/long term goals. An overall outcome is how we can work together. Following is a record of each HOA's representative report:

**VILLAGES EAGLE BEND (VEB):**

Mr. Jeff Uscier, Village HOA President, stated the following:

- \*241 units in 65 buildings
- \*No management company - self-managing. Each board member receives \$135/month.
- \*2003 budget in the red currently are solvent with reserves.
- \*Hot-line installed for resident with messages forwarded to board. Many VEB projects start with these calls.

**VEB Short Term Goals:** Exterior painting of units. Mr. Uscier stated the VEB board has worked with Traditions HOA to negotiate contracts such as: lawn care, snow removal and exterior painting etc. which results in a lower price. Gene Mueller, Vice President of VEB, reported they are trying to institute an 8-9 year painting

### **VEB Short Term Goals continued:**

cycle. The HOA is also responsible for driveways and each spring driveways are inspected and decisions are made accordingly. Using a map, Mr. Mueller identified the four areas where VEB units are located.

### **TRADITIONS EAGLE BEND (TEB)**

Mr. John Ehlers, Traditions HOA President, and Bob Mason, Vice President, stated the following:

- \*2003 took over HOA from Lennar. Everything Traditions asked for from Lennar, Lennar gave it to them on “gentleman handshake.”
- \*Currently have substantial reserves.
- \*371 homes.
- \*No management company- self-managing. Five board members not paid.
- \*Two year staggered terms.
- \* Each board member is responsible for a specific area- finance, landscaping, painting etc.
- \*Meet quarterly. Common to have 100+ residents in attendance.
- \*Decision process is 20% quorum with simple majority. “Only do things with 5 “yeses” when embarking on projects/issues.”
- \* Dues raised 3% since 2003.
- \* Hot- line for residents managed by outside contractor.
- \* CC & R’s recently updated and reviewed by legal counsel.
- \* Employ 1 vote/house.
- \*TEB areas: Buchanan Street, Filing #9 East Heritage Parkway, Quatar and Canyon streets.

**Traditions EB NEEDS:** 1. roofing, and 2. architectural control.

### **TERRACARE LANDSCAPING COMPANY:**

Ashley Stiles, landscape architect, gave the following report regarding the Eagle Bend Marketplace project: The project is located at the E-470 exit and Gartrell Road. This complex project has involved collaboration with many departments within the COA, TerraCare, , Scot Lehman, Board Water Consultant, E-470 engineers and personnel and the Metro District Board. The area is being xeriscaped which not only enhances the commercial area but is a gateway into the EB area which needed attention. The area will be landscaped with colorful drought tolerant plants and grasses comprising a plains garden and a mixed use area. The plains garden will demonstrate what plants will work well throughout the community. Shade sails will be erected within the next 4-5 weeks. The sails will provide shade to benches in the mixed use area. TerraCare will be responsible for removing the shades during the winter months and re-installing them each spring/summer. One of the goals for the project is to provide another area for residents to use and enjoy. Given the three eateries established in the commercial area the benches and shade sails will provide another area in which residents may enjoy.

The EB Marketplace project is located on an E-470 easement. After many months of negotiating and collaborating a license agreement was reached. As a result, the Metro District is solely responsible for maintaining the area but does not own any property within Eagle Bend Marketplace. The commercial area currently has a 40% occupancy rate and the Metro District believes this project may help to draw future tenants.

The COA wants to document and celebrate the community project as does E-470 with a special “kick-off ” to highlight the project. In addition, the project has been nominated for a Special District Association award and the Landscape Architects of Colorado are also looking at it.

### **RIDGEVIEW EAGLE BEND (REB)**

Mr. Denis Roden, President of REB, presented the following information:

- f\*318 homes mostly townhomes with a few ranch homes.
- \*Hired strong management company – PCMS.
- \*Strong/proactive Board
- \*Painting 4 year cycle.
- \*Good preventative maintenance program - review annually make decisions accordingly.
- \*8-9 dog stations installed.

### **PLANS/CONCERNS:**

- \*Looking into grass reduction and smart irrigation systems. Meeting with vendors.
- \*Construction issues - working on them.
- \*Can't see addresses of units from street - looking at monument or other type of identification system.
- \*Parking issues – residents are parking in fire lanes. Residents want more parking space.
- \*Last 3 years working to establish sufficient reserves.
- \*Noise from E-470 issue for some residents - goal is to minimize noise.

### ***Question from the Public to all Boards:***

1. Does your HOA belong to the Community Association Institute? **ANSWER:** No association reported that their association was a CAI member.

### **CREEKSIDE EAGLE BEND (CEB):**

Frank Massey, President of Creekside HOA, presented the following information:

- \*2005 took over HOA from Lennar.
- \*149 homes.
- \*2005 dues were \$38 consequently no reserves. Dues currently \$96 and reserves are over \$150,000.
- \*Annual budget \$176,000.
- \*4-step process used to collect dues - successful the last 2 years.
- \*HOA responsible for maintenance of common areas and snow removal of such, fencing, pool, and trash/recycle. Negotiating long term 2-3 year contracts to lower prices.

### **SUCSESSES:**

CEB has been replacing sod with xeriscaping in the common areas over the last several years. Within the next 3-4 years all xeriscape projects will be completed. COA rebates have been an incentive and Mr. Massey stated they have already seen a reduction in water expenses. Grass will only be kept in the pool playground areas. Over the last 5 years Mr. Massey stated the Metro District has been a very beneficial partner. Mr. Massey also reported the CEB Board just settled with Lennar after 4 years.

Pat Mosley, CEB Board member, reported on the Metro/CEB cost sharing landscape project:

- \*Exciting partnership with Metro District.
- \*Project located from Irish Road to South Aurora Parkway (SAP) and ending where HEB starts.
- \*Looking for dramatic drop in water cost.
- \*Trees dying in order to keep blue grass growing.
- \*Majority of resident comments positive.
- \*Annuals planted only at main entrance (eagle location) and Jamison entrance.

### **NEEDS/QUESTION:**

“We have 3 communities close together so why are we not pulling our resources together to negotiate contracts for trash, snow etc.?” Mr. Massey asked HEB to partner for snow removal but his request was not acted on. Traditions reported the same request and result.

### **HERITAGE EAGLE BEND (HEB)**

Jim Stevens, HEB Board Member, stated the following:

- \*1442 homes
- \*Age restricted community - declaration just changed to allow up to 15% of household to be 45 years of age – past declaration required one resident in house to be 55 years or older with no children under 19.
- \*Management company hired approx. 2 years ago.
- \*Seven person board w/2 year staggered term.
- \*Responsible for streets, streetscapes, and common areas.
- \*Delegate system - delegates hold proxies.
- \*Dues increased within the last 2 years.
- \*Ahead of budget with \$200,000.
- \*Lennar doing major subsidies to the budget.
- \*Posting ads in HEB newsletters re: dining and events such as weddings.
- \*Mr. Stevens invited the HOA's to discuss partnering for contracts.

***Question from the Public:***

1. Is there a special rate for neighboring HOA residents to play golf? **ANSWER:** NO per Mr. Stevens but this may be discussed.

**V. General Discussion**

Discussion occurred during and after each presentation.

**VI. Public Comments**

Public comments occurred during and after each presentation.

**VII. Adjournments**

The meeting ended at 7:11 pm.

**The next EBMD#2 meeting will be held July 28, 2011**