

Durango Loveland HOA Annual Meeting Minutes

Date: April 5, 2025

Location: 2366 Durango

Time: 3-5 pm

Members Present: 15 homeowners in attendance

Board Members Present:

- Kat McManus, President
 - Stephanie Martin, Treasurer
 - Mike McClelland, Architectural Committee
 - Linda McClelland, Architectural Committee
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1. Call to Order

President Kat McManus welcomed everyone and opened the meeting by thanking residents for their involvement in keeping the neighborhood thriving.

2. Approval of Last Year's Meeting Minutes

Minutes from the 2024 annual meeting were reviewed and approved unanimously.

3. 2024 Community Highlights

- Residents helped maintain the **green space**, resulting in significant cost savings.
- The **holiday decorating project** was a huge success and received positive feedback. The community agreed to continue this tradition for 2025.

4. New and Updated HOA Bylaws (Effective 2025)

The board introduced and explained updates to HOA bylaws:

- **Holiday Decoration Guidelines** for consistency and aesthetics.
- **Flag Policy** to align with Architectural code
- **Political Sign Policy** with rules around display time and size.

These changes help ensure a well-maintained, visually cohesive community and are consistent with Loveland city codes.

Homeowners are encouraged to **review these new bylaws**, which take effect immediately. Most residents are already in compliance; these changes are primarily formalizing community expectations, especially with a rising number of rental homes.

5. Green Space Infrastructure Repairs

Background:

- The green space irrigation system has deteriorated, resulting in **over \$2,000 in water loss** due to a major leak.
- The board is soliciting **four competitive bids** for:
 - Full **replacement of the main water line** from the street to the pump house
 - Replacement of the **pump house** itself
 - Full replacement of **all sprinkler lines** within the green space

Plan Moving Forward:

- The **main bid covers infrastructure replacement only**. Alternative landscaping options (such as clover and eco-friendly grass) will be considered afterward.
- A **special meeting** will be held in the green space this summer to finalize plans.

- A **special one-time assessment** of approximately **\$400 per household** will be proposed to fund the project.

This motion was passed with a **unanimous vote** during the meeting.

6. HOA Insurance Changes

Background:

- Due to **Colorado House Bill 25-1302**, a new regulation affecting reinsurance funding for insurance companies, our current provider has announced it will **no longer insure HOAs after this year**.
- Our insurance premium increased drastically from **\$439/year to \$1,514/year**.
- The board is currently collecting bids from new providers. Pricing is consistently higher across the board due to impacts from the legislation, even for small HOAs like ours.

Board Recommendation and Community Vote:

- The board presented a competitive bid of **\$1,352.00 for 2026**, which includes essential liability coverage for:
 - Protection for board members (due to powers such as placing liens on unpaid properties)
 - Liability for the green space and community property

The community voted to **approve any policy at or below \$1,352** to ensure timely coverage for 2026.

7. Board Member Appointments

- **John Fiers** was appointed as the new **Vice President**
- **Terri Frank** was appointed as the new **Secretary**

The board extends gratitude to both for stepping into these important leadership roles.

8. Community Communication & Engagement

- Homeowners are encouraged to **email questions or concerns** to the board at: [✉ DurangoHOALoveland@gmail.com](mailto:DurangoHOALoveland@gmail.com)
 - A reminder was given to **attend the upcoming green space special meeting** to vote on final repair plans.
 - Transparent communication remains a top priority, and all feedback is welcome.
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9. Closing Remarks

President McManus expressed appreciation for all who attended and participated.

- Reinforced the importance of staying informed and active in HOA matters.
 - Emphasized the goal of **keeping the community beautiful, safe, and sustainable**.
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Adjournment

The meeting was adjourned at 5 pm

Key Action Items & Reminders:

- Review and follow **new 2025 bylaws**.
- Prepare for a **potential \$400 special assessment** for green space repairs.
- Be informed about the **insurance changes** and approved 2026 coverage cap.
- Watch for the announcement of the **special summer meeting** in the green space.
- Direct questions or feedback to: **DurangoHOALoveland@gmail.com**