

KVTA HOA Board Meeting Minutes

Date: July 7, 2026

Time: 6:30–8:30 PM

Meeting Called to Order: 6:34 PM by Reece

Executive Session – July 7, 2026

The Board convened in Executive Session on July 7, 2026 prior to the monthly board meeting, pursuant to Colorado law to discuss personnel compensation matters, legal matters involving community safety, and consultation with legal counsel regarding related follow-up. No votes or final actions were taken in the Executive Session.

1. Approval of Previous Meeting Minutes

- June 2026 meeting minutes were approved and signed.

2. Collections

- None.

3. Homeowner Open Forum

Bulletin Board - Sheryl Whitaker

- Shared that the community bulletin board is not being kept current and outdated postings remain.
- The previous guideline was to display postings for 90 days, after which they could be reposted after a one-week break.
- Jennifer will clean out the bulletin board on **July 8**.
- Board discussed adding bulletin board guidelines to the newsletter.

Exterior Cameras - Julie Kafcas

- Followed up regarding second-floor security cameras.
- ACC had previously asked a homeowner to remove a camera but ultimately allowed it to remain.
- Discussion centered on whether the HOA should establish a formal policy prohibiting second-floor cameras, similar to restrictions on lighting.
- Board agreed additional research is needed, including reviewing Colorado ordinances.

Paint Cycle - Bob Evans

- Asked about the upcoming paint cycle and whether a new painting contractor will be used.
- Discussion indicated contractor research should begin in September.

Banking & Investment Policies - Bob Evans

- Expressed concern regarding banking changes (First Bank to PNC) and possible service fees.
- Discussion included:
 - Developing written policies.
 - Considering Treasury Bills vs. CDs.
 - Establishing policies on file with the bank.
- Jennifer asked Bob to provide any existing policies.
- Yvonne will search the HOA hard drive for prior documents.
- Once located, policies will be reviewed with the HOA attorney.

Other residents present but did not have a topic to bring forward:

- Scott Ward
- Anne Krause

4. Financial Review

Treasurer's Report (Jennifer)

- Transition from First Bank to PNC continues.

- Some delays occurred due to inconsistent business banking support among branches.
 - HOA funds remain accessible.
 - All Chase accounts have been closed.
 - Future banking relationships remain under consideration.
 - March and April financial statements were approved with known discrepancies that are currently being resolved.
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5. Committee Reports

Technology - Website (Reece)

June website activity:

- 53 phone calls
- 23 contact form submissions
- Approximately 1,500 website views (35% increase)
- 670 visitors (10% increase)

Most visited pages:

- Contact Us
- Documents
- Pool
- Information for Realtors
- Mortgage & Title Companies

Planned improvements:

- Develop Maintenance section.
- Convert Events page to calendar-only format.

Phone System

- Previous phone routing through Warren worked efficiently.
 - Reece will investigate call-routing infrastructure and discuss options with Warren.
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Special Events & Hospitality (Yvonne)

- Next community event is the Ice Cream Social.
 - Nancy will coordinate the event, including an ice cream truck.
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Architectural Control (reported by Reece)

Spring Property Walk

- ACC continues working through outstanding property walk items.
- No unusual issues reported.

Concrete Deterioration - (Warren)

- Homeowner requested replacement of deteriorated concrete caused by drainage issues.
 - HOA determined it is not currently a significant safety hazard.
 - Homeowner has elected to pay for replacement.
 - Warren is also pursuing reimbursement from Xcel or the contractor for other deteriorated concrete associated with utility work.
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Tennis/Pickleball Courts (reported by Reece)

Work is tentatively scheduled to begin the week of **July 13**, including:

- Water level testing
- Court finishing activities

Additional updates:

- Approximately \$200 reimbursement requested for new HOA-keyed padlocks.
- Less expensive signage has been obtained.
- Bench installation will occur after posts are installed.

- Northwest gate will be rehung to improve safety.

Newsletter (Kim)

- Newsletter submissions are due to Nan by **July 29 at noon.**

Clubhouse (Yvonne)

- Phil Schultz will clean areas associated with the new air conditioning installation
- Carpet cleaning has not been completed in several years.

Community Gardens (Reece & Kim)

- Hose nozzle has been replaced.
- Residents are encouraged to place the nozzle gently on the ground after use to extend its life.

6. Maintenance Report**Administrative**

- Karen continues working through employee time sheet processes.
- Pool staff will begin using the Workforce App with paper backup.
- Time sheets are due every other Tuesday beginning July 1.

June Maintenance Completed

- Lighting maintenance
- Excavation for sewer repair
- Approximately 50 sprinkler repairs
- Tennis court rock bed cleanup
- ADA ramp backfill
- Clubhouse AC work
- Lawn fertilization
- Lawn seeding
- Wooden footbridge replacement
- Weed control
- General maintenance

July Planned Work

- Irrigation inspections and repairs
- Fertilization
- Weed control
- Ongoing pruning
- Tennis court perimeter improvements
- Rock screening
- Weed barrier replacement
- Reset sprinkler heads
- Retaining wall replacement

Additional Updates**Lawn Maintenance**

- Due to drought and watering restrictions, shrub trimming replaced one scheduled mowing cycle.

Clubhouse Air Conditioning

- Wall repairs and painting around new AC units are underway.

Tennis Court Retaining Wall

- Rock screening nearly complete.
- ADA ramp restoration has been completed.

- Remaining grading and weed barrier installation continue.

Sprinkler System

- Approximately 50 lateral line breaks repaired this season.

Herbicide Use

- In response to homeowner concerns, maintenance is using targeted spot applications rather than broader herbicide treatments.
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7. Old Business

Tennis Court Retaining Wall

- Refer to the Maintenance Report for current status.
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8. New Business

Water-Conserving Turf Proposal (Cady)

Discussion focused on replacing traditional Kentucky Bluegrass with lower-water alternatives.

Option 1: Tahoma Bermuda Grass

Benefits discussed:

- Uses 60–70% less water
- Survives extended drought
- Minimal mowing
- Dense growth reduces weeds
- Lower fertilizer needs
- Heavy traffic tolerant
- High salt tolerance
- Reduced dog spots
- Available only as sod
- Estimated cost: \$1.50/sq. ft.

Option 2: Creeping Red Fescue

Benefits discussed:

- Dense, carpet-like growth
- Uses approximately 60% less water
- Minimal mowing
- Available by seed
- Performs well in shade and appears promising in full sun
- Additional testing needed

Additional discussion:

- Reece suggested applying for the City of Centennial's \$10,000 grant next year.
- Bob recommended budgeting reserve funds for future tree replacement.

Maintenance Receipts

- Board agreed maintenance receipts should include the associated project name before being submitted to Karen.
- Original receipts should be placed in the black collection box.

Paint Calendar

- Website still displays the outdated paint schedule.
 - Cindy may have the current version.
 - Reece will follow up.
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9. Adjournment

Meeting adjourned at **8:05 PM**.
