

Tanoa Homeowner's Association BOD Meeting

August 8, 2022

Meeting Minutes

Attendees: Chris Mott, Kristen Hammond, Hayes Parzybok, Brandon Rigo, Beth Kwiat

Meeting called to order: 6p

- **Review and approve/disapprove of minutes of preceding meeting (May 16, 2022)** - approved
- **Old Business**
 - Colorado Nature Design finished the front entrance landscaping. Next year we will focus on the east side of the entrance. Colorado Nature Design also removed the boulder blocking drainage along east/west Elk View Dr. We discussed if it is the homeowner's responsibility to clear drainage given homeowners own the property to the road. As a follow up point of reference, Brandon will discuss with Jeffco Road and Bridges to understand their policy of caring for county owned roads.
 - Calling tree removal companies to clear some dead trees in back open space is still pending. Big R owns the property to the east. The plan is to coordinate tree removal with Big R (or their leasing agent) given the property is shared by THOA and Big R. Brandon will drive next steps with a discussion at our next meeting.
 - Street sign with address numbers needed for the cul-de-sac spur off Tanoa is progressing. Discussion with the impacted homeowners has taken place. Next steps are to complete the installation, ensuring a similar look to the other address number postings.
 - Our Tanoa Summer Potluck will be scheduled for Sunday, September 18.
- **New Business**
 - Noxious weed, dead tree removal and property maintenance discussion – A group email will be sent advising homeowners of the need to care for their noxious weeds and remove dead trees on their property. A follow up email will be sent to homeowners who do not comply, as needed.
 - 31326 Tanoa Road Welcome Basket – Katie and Kristen will own welcome basket activity go forward, sending a welcome basket to 31326 Tanoa Rd after the homeowners have moved in.
 - Brandon will schedule Evergreen Metro to turn off water at front entrance in September

- **AOB**
 - Annexation of lot 47 - Hayes asked Brian Irwin to discuss with lot 47 given their close relationship. Discussions are progressing but in the interim, we will begin preparing potential annexation documents including a statement that upon the sale of the home, the home will officially be included in THOA, including the responsibility for dues payment.
 - Elizabeth from Jeffco Open Space reached out to provide an update on the parking lot and trail improvements as a matter of due diligence given THOA was previously engaged. She advised that the improvements are ~30% complete.
- **Scheduling the next board meeting** (by email at a later date)
- **Adjournment** – 7p