

Red Fox Hills Annual HOA Board Meeting

Monday, April 14th 2025

Helmuth calls this thing to order. Board members in attendance: Helmuth Naumer, Bart Banks, Jeff Kagan, Sam lanetta, Mike Smith, Andy Taylor, Anna Villachica, Lesley Page, Tom Wallace (virtual), Mark Bailhache , Justin and Stephanie Landrum

Attendance Total = 58 residents

Proposed agenda for this meeting accepted!

Previous month's minutes accepted!

Helmuth Opening:

- Always looking for new board members, currently at 7 but can have up to 10
- Bart, Andy/Anna stepping down this year
- Introductions of board members, pool teens, volunteers
- Spin Master Pete acknowledged
- Your dues primarily go to: pool upkeep/maintenance and groundskeeping (water, tree care)
- Haybales were removed after last
- Reminder for due diligence during fire season
- Jay and 63rd = OPEN (cue rousing applause)
- If you hound the County they will come fix your pothole
- Community events will continue
- No major updates planned to the grounds
- Annual chlorine wash will help us avoid a costly \$60K replastering

Secretarial/Event Report (Jeff):

- Block party in June? Anyone want to spearhead?
- Aug. 23rd, RFH Pool Party
- Halloween 92% approval rating, format will repeat in '25
- Highlight Lesley and Dany Page for donating Upslope to our events

Facilities Reports (Justin)

- Grill has been donated, propane
- Board will chain it up and fill the propane

Landscape Report (Mark):

- 3x/week = sprinkling of the grounds
- This year, base level grass may be a bit browner in July/Aug.
- We can always turn on the water manually

Financial Report: (Tom/Helmuth)

- '24 water bills were 50% above estimated (\$6K over budget)
- Ended '24 with \$20K in unpaid dues, half of that has since been paid
- Still \$10K of unpaid past billings (dues and trash)
- Dues are sent in April
- Garbage, half billed in April, half in fall
- Dues increase of \$50 in '25 top get to a small surplus in the bank

Architectural Report (Lesley/Dany):

- Updated neighborhood plot map requested

Fire (Mike Smith):

- Check links for fire safe fencing options
- Fire = county matter

Pool: (Sam):

- Extra day/week of service planned
- Generally we open Memorial Day and close Labor Day
- If forecast is hot, maybe an earlier open
- Board members have priority for their child to be pool teen

Public Comments

- Barbara Kase - Boulder Rural Fire Dept. meeting attendee - we are getting a new fire chief. Our fire dept. Is in good shape, 65% of their calls are medical calls
- Fire dept. Offers free babysitting classes for teens
- CPR as well (fee-based)
- Round the circle - intros
- Reminder when wildlife has been reported, keep your trash in your yard 'til closer to pickup (not the night before)
- Covenant revision - expect a revised version in '25
- Paul - kind thanks to the RFH Board!

Next Meeting. -

-Helmuth motions to adjourn, Andy seconds!