

Continental View Estates Homeowners' Association

Board & Grounds Committee Meeting Minutes

www.cvehoa.com

April 8, 2026

Board Members in Attendance:

President: Michelle Baker
Vice President: Dan Nichols
Treasurer: John Helton
Secretary: Diana Rutenberg
At Large: Connie Cornell

Committee Member in Attendance:

Grounds: Michelle Baker

Business:

1. Report from Treasurer, John Helton
 - Taxes have been filed, insurance has been paid, the post office box has been renewed for another year & the Colorado Secretary of State Business Registration has been completed.
2. HOA Finances
 1. The Board discussed the proposed 2026 budget.
 - For 2026, the Board recommends increasing the annual dues by \$20 to \$620 to keep up with inflation and cover expenses. Expenses include landscaping, utilities, management costs, gradual reserve contributions and anticipated sprinkler upgrades.
 - The Board discussed adding a line item for long-term replacement reserve requirements (e.g. fence, tennis court resurfacing).
3. Grounds Maintenance
 1. This is the first of a one year contract with Carlson & Carlson Sprinklers for grounds maintenance and lawn irrigation. The spring clean-up has started.
 2. The Board discussed that due to severe drought conditions, the HOA will follow directives from the City of Louisville regarding watering.
 3. Ash Borer tree treatment was done last year and will not be done this year.
 4. Fence replacement has been completed.
 5. No tennis court maintenance will be done this year. This is year one of three for crack & line repair.
 6. Resource Central completed a free sprinkler assessment to help inform more efficient watering. The information has been shared with Carlson & Carlson Sprinklers.
 7. Michelle will contact Hollar Tree Company to request a free assessment of trees within the HOA to help inform prioritization of those in need of trimming.
4. Annual CVEHOA Homeowners' Meeting
 1. The meeting will be held on Thursday, May 28th at 6:30 pm at 1820 Continental View Drive.
 - i. The meeting invitation will be sent via e-mail. A reminder e-mail will also be sent.
 2. Meeting Agenda Items:
 - 2025 Budget Report
 - Review 2026 Budget and discuss dues (proposed increase)
 - Election of Board of Directors
 - Volunteers for the Architectural and Grounds Committee
 - Community Forum
5. Update:
 1. Intrepid has completed the fiber optics project. Interested homeowners need to sign-up directly with T-Mobile for fiber optic service.

Diana L. Rutenberg, CVEHOA Secretary