



# Innsbruck HOA News / Information

Vol 1 – Issue 2  
Dec 2023

## Property Manager

**Debra Vickrey**

**(303) 671-6402, EXT. 23**

**(A 24-hour number for emergencies)**

**Email: [debra@withcpmg.com](mailto:debra@withcpmg.com)**

## HOA Officers

### President/Treasurer

### Vice-President

Chuck Reinhardt

Martin Waters

Term expires Oct 2026

Term Expires Oct 2024

303-696-8420

303-656-6839

### Secretary

Joe Giles

Term Expires Oct 2025

303-641-0308

## HOA Board Members At-Large

### Vacant Position

### Vacant Position

Term Expires Oct 2024

Term Expires Oct 2026

## Annual Meeting

Our annual meeting was held on Oct. 12, 2023. Fifteen (15) homeowners were in attendance including 3 board members. An additional eighteen (18) homeowners provided proxies to individuals who attended the meeting. Counting proxies and in-person attendees, we had approximately 1/3rd of our homeowners respond to the annual meeting notice they received. Thank you to the fifteen homeowners who took time from their busy lives to attend our annual meeting and thank you to the eighteen homeowners who provided their proxy for the meeting. While it is understandable that life can get in the way of our annual meeting, this meeting is the one time each year homeowners get an opportunity to learn about the status of our association. Our management company and board members spend considerable time putting together reports about our association. Please consider attending our next annual meeting during October 2024. It's about a 90-minute meeting that, with some advanced planning, most of us can fit into our busy lives. If and when this meeting becomes a priority for our homeowners, I hope attendance at our annual meetings each year will go from 1/3<sup>rd</sup> of our homeowners to 2/3rds or more of our homeowners.

For anyone who was unable to attend our annual meeting, it is important to highlight for you the information provided, and the issues discussed at the meeting.

Our annual budget seems to take top priority for most of us. The Board again approved a 10% increase to our monthly assessments. Starting Jan 1, 2024, the monthly assessments will be \$379.50. The increased financial pressure on the association's operating budget warranted a larger assessment however, the raising of assessments is capped at 10% of the current assessment pursuant to our Governing Documents.

The insurance premium for insurance coverage we must purchase by law went up approximately \$100,000. The current insurance premium is \$124,785.00 which represents 28% of our annual budget. Because of the large increase in insurance premiums, the board also had to reduce the annual reserve transfer from \$105,000 during 2023 to \$59,295 for 2024 to balance the 2024 budget.

While assessments were raised 10% starting in Jan 2024, we still had to reduce our 2024 contributions to our reserve fund by approximately \$45,700. This means our reserve fund will shrink instead of grow during 2024 while ongoing maintenance of Innsbruck must be performed.

The annual cap of a 10% increases to our assessments *is not a sustainable model* that will cover future operating budget increases while maintaining a reserve fund to pay for maintenance for our community. This means our governing documents, which are twenty-three (23) years old, may need to be amended prior to the budgeting process for the 2025 budget. That means more work for the Board, the management company and our attorneys.

The expenses of ongoing maintenance within our community have risen at historic levels during the most recent 2 years. While the rate of inflation has been reduced during the later part of 2023, this lower rate of inflation continues to grow on top of the historic rates of inflation during the recent 2 years. Since prices have not gone down and continue to rise, we need to find creative ways to fund our association and amend our Governing documents to remove the 10% cap on annual assessment increases to stay solvent.

The Reserve Study conducted during 2022 disclosed the association was under funded by over \$1.1 million dollars. How did that happen? It happened because of higher rates of inflation and the lack of raising our assessments for (Cont. Next Page)

many years.

Having to reduce the funding of our reserves during 2024 by over \$45,000 will do nothing to help us catch up from that \$1.1 million-dollar underfunded status of our reserve fund in 2022.

When the cost of our maintenance responsibilities to homeowners continues to rise without increasing the revenue of the association, we have a recipe for disaster.

The 3 current board members, Martin, Joe, and Chuck are committed to averting that looming financial disaster. But we need everyone's help and input.

The meeting with the Aurora Water Board resulted in the following items that Innsbruck must tackle as an association to include but again, not be limited to, investigating high-tech irrigation control water clocks to reduce the amount of irrigation used at Innsbruck and the need to reduce the grass areas throughout our community. High-tech water clocks are very expensive. One bid received during 2023 was a cost over \$5,000 to replace our irrigation clocks with additional labor costs. (A bid the board did not approve!)

Additional maintenance items not yet resolved include the repair of a gutter/downspout that contributes to water sometimes invading a homeowner's basement and another gutter area where water sometimes invades a townhome courtyard.

Water use and cost will always be a financial issue for our community as well as a contentious issue with the Aurora Water Board. The cost of water budgeted for 2024 represents 20.4% of our annual budget, second only to insurance costs which represent 28.5% of our annual budget. The board and our management company will continue to search for ways to decrease our water costs.



During Nov 2023, Chuck met with a person from an insurance risk assessment company.

In addition wanting to know the age of several large maintenance areas like our asphalt, the roofs, and balconies, the inspector was looking for areas of risk that would impact the cost of future insurance premiums for our association. While the inspector worked for a company separate from our insurance provider, which is Travelers, his report would be sent to Travelers in the near future. Travelers will then use his report to determine our future insurance premium costs based in part on the types of risk he found in our community and our response to those risks.

Upon inspection of our community, two risks the inspector immediately found were BBQ grills on balconies and untrimmed trees in the courtyards of numerous homeowners.

As a result of this "risk inspection," letters were sent informing homeowners who had BBQ grills on their balconies, that BBQ grills had to be removed from their balcony. Letters were also sent to homeowners with trees in their courtyards, informing homeowners with courtyard trees they had 30 days from the date of the letter to get their courtyard trees trimmed.

We hope that not using or storing a BBQ grill or smoker on a balcony/patio and trimmed courtyard trees will have a positive impact on future insurance premium costs for all of us.



Tree trimming in courtyards is the responsibility of each homeowner. Courtyard trees must be trimmed so that tree limbs are not within 5 feet of townhomes or garage roofs or the walls of townhomes and garages. One unit decided to plant catalpa trees in their courtyard within 1 foot of building walls and a fence. The location of these trees are currently a risk to the siding, the fence between 2 townhomes, and the roof of the garage. This individual was told to have these trees removed from his courtyard.

If homeowners want to plant a tree in their courtyard, the homeowner must submit an architectural request to the board for approval prior to planting any tree(s) in their courtyard!

## Financial Status & Delinquencies

Operating Account Balance as of:

Nov 30, 2023: **\$17,881.19**

Reserve Fund Account Balance as of:

Nov 30, 2023: **\$140,310.64**

Delinquencies as of:

Nov 30, 2023: **\$18,272.09**

Collection efforts continue against all homeowners who are not current in paying their monthly assessments. New legislation passed during 2022 makes collection efforts a very lengthy and drawn-out process that is a drain on Association finances.

### New Law Firm

The association changed law firms a few months ago because our former law firm was a bit too conservative when it came to following the collections procedures enacted by our state legislature during 2022. The new collection procedures are onerous enough that conservative collections action did not serve our association well.

Our new firm, Moeller Graf, offers us legislative updates, education workshops, and written monthly reports regarding every collection matter we refer to them. Moller Graf is currently working on two matters because 2 homeowners owed our association almost \$7,000 each in unpaid monthly assessments with additional costs for late fees and interest charges. Moller Graf has taken a judgment against one homeowner in an amount in excess of \$6,900. This judgment has been recorded in the county records so the townhome cannot be sold without the judgment in our favor being paid from proceeds of a sale at closing. Additional collection action against this homeowner will remain ongoing until all money owed the association, including attorney's fees have been paid in full.



Negotiations with a 2<sup>nd</sup> homeowner who owed the association almost \$7,000 continue as this newsletter is written. To date, this homeowner has made a payment of \$3,030 toward the unpaid assessments he owes the association. Having these, and additional unpaid assessments by several other homeowners, collected by Moller Graf will enormously help our budget as we begin 2024.

## What's Going On?

Are you feeling out of the information loop? If you don't know what's going on in the Association; ask a Board member or the property manager. Your friends and neighbors who are not on the Board will probably not have answers to your questions. Call those in the know for the answers you need or want!

Anyone wondering why the swimming pool has not yet been covered? You can stop wondering. The first-time measurements were taken for a new cover prior to the pool closing, however the measurements were wrong and new measurements had to be taken. The pool contractor we have been working with for about 25 years finally provided a proposal the board approved just prior to thanksgiving. Why the delay; we have an irregular pool shape, and the cover has to be made to specific measurements. The new cover should be received and installed by our pool contractor on or before Dec 31, 2023.



The fence adjacent to the northwest side of Innsbruck has needed repairs for about 2 months. Our property manager wrote to our neighbor in Berkshire who owns the fence. The owner responded to our property manager that the fence should be repaired before you receive this newsletter.

The board has discussed installation of lighting in our community to the south of our northern fence along Harvard Avenue for a long time. Solar lights were recently installed that are also motion detector lights. While these lights don't cover the entire area, they do provide improved lighting in an area that has been in the dark for years. Several lights were installed on balconies that face the area and the remaining lights were installed on the fence. Since these are solar lights, that cost less than \$100, we have additional lighting in our community that will not raise our electric bill.

# A VERY MERRY CHRISTMAS and Happy New Year!

## Vehicle Repairs

This event is identified to inform all residents within Innsbruck that it is a violation of Innsbruck's Governing Documents to accomplish vehicle repairs *anywhere* other than inside a unit's garage. Please be aware that Article II, Section A, Rule 1 of the Innsbruck in Aurora Association Rules and Regulations states in part that, "No Automotive maintenance, mechanical, body or engine work...or *servicing* of any kind with respect to



any type of motor vehicle, trailer, recreational vehicle or boat may be performed within any portion of the Community...provided that minor repairs of a personal vehicle may be performed within a garage so that the sight and sound of such activity is screened from the street."

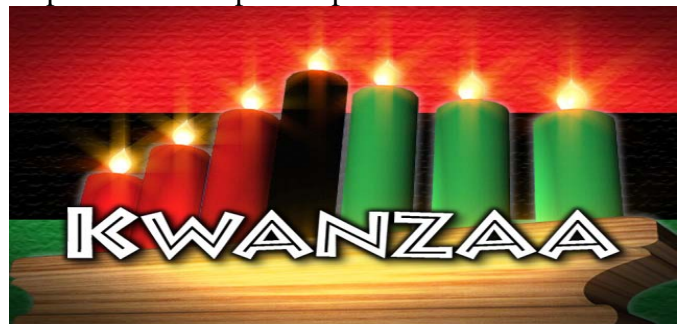
One resident had his engine compartment hood open. The resident was working on his battery inside the engine compartment. This fits the definition of *Servicing* as stated in this rule.



Rule 2 states in part that, "...no oil changes with their respective filters...removal of all or part of the engine, transmission, differential, or other part of the power train, [the] painting of a vehicle, [or] maintenance that cannot reasonable be performed within three hours is...prohibited.



Due to the corrosive and destructive nature of petroleum products, vehicle maintenance, and/or servicing on asphalt parking spaces and driveways is expressly prohibited. [The owners] of vehicles leaking fluids onto the asphalt...will be held financially responsible for any repairs to the asphalt surface." Please follow these Rules and Regulations within Innsbruck. Changing your oil and other vehicle fluids in your garage or off property will eliminate damage to the asphalt and keep asphalt repair costs to a minimum. Owners and owners who have tenants living in their unit who violate these Rules and Regulations will be held financially responsible for asphalt repairs.



Knowing that residents of Innsbruck are of many different faith groups, the author of this newsletter desires that everyone enjoy a happy, safe, and joyful holiday, whatever tradition you celebrate!