

**CLYDESDALE PARK HOMEOWNERS 'ASSOCIATION**  
**Board of Director's Meeting**  
**Monday, May 12, 2025**  
**4657 Shetland Lane**  
**6:00 PM**

A Meeting of the Clydesdale Park Homeowners 'Association Board of Directors was held on Monday, May 12, 2025 at 6:00 PM. This meeting was held at Terry Putman's house located at 4657 Shetland Lane, Fort Collins, CO 80524.

**BOARD OF DIRECTORS**

Terry Putman  
Chad Haight  
Michael Sutton  
Justin VanAlstyne

**TOUCHSTONE PROPERTY MGMT**

Amanda Benavidez

**HOMEOWNERS PRESENT**

Stephanie Davis

**ABSENT**

Robert Schwarz  
Merritt Logan

**CALL TO ORDER**

President Terry called the meeting at 6:03 PM. A quorum to conduct business was established. All were thanked for attending.

**HOMEOWNER CONCERNS**

Stephanie Davis attended the meeting to discuss her Architectural Review Request. The Board will review the request and relay their decision to her soon.

**MANAGEMENT REPORT**

***Approval of Minutes - After review, Chad made a motion and Terry seconded to approve the March 11, 2025 Board Meeting Minutes. The motion passed unanimously.***

**Review of Financial Statements-** The April 2025 financials were discussed. As of May 12, 2025, the current financial condition of the Association is as follows:

|                   |              |
|-------------------|--------------|
| Checking Account: | \$ 85,341.62 |
| Reserve 1:        | \$295,738.25 |

There are currently 3 delinquencies, two of which are from Covenant Violations. Statements have been sent. ***After discussion, Chad made a motion and Justin seconded to enter the financials into the Association's records and proceed with pursuing the most delinquent account in accordance with the Association's Collections Policy. The motion pass unanimously.***

**Covenant Violation Report** – The Board reviewed the Covenant Violation report and briefly discussed the letters that have been sent out. A couple other items were noted and letters will be sent out accordingly.

### **COMMITTEE REPORT**

**Architectural Review Committee (ARC) Notes** – There have been a few Architectural Review Requests. The Board discussed metal pergolas are not permitted in accordance with the Architectural Guidelines.

### **UNFINISHED BUSINESS**

**Update on Non-Resident Fishing** – There have been three (3) calls the Security Company has bene responded to. The new lanyards make it easier to spot who is a resident versus non-resident. This year has been much better in terms of not having a lot of non-residents fishing in the area.

### **NEW BUSINESS**

**Ratifications of Decisions Made Outside of the Meeting** –

Policy for the Enforcement of Covenants and Rules - *After discussion, the Board unanimously approved the Policy for the Enforcement of Covenants and Rules drafted by the Association's Attorney.*

**Dog Waste Stations** – The request was made to install waste stations to the dog signs withing the Association. After discussion, it was determined the added expense or volunteers as not adequate for this. Additionally, waste stations can become dumping stations for other trash.

**Next Board Meeting** - The next Board Meeting is scheduled for August 12, 2025 at 5:30 PM. Additionally, the Budget Meeting is scheduled for October 14, 2025 at 5:30 PM.

### **ADJOURNMENT**

*With no additional business to come before the Board, Chad made a motion to adjourn the meeting at 7:08 PM. Justin seconded and it passed unanimously.*