

**CLYDESDALE PARK HOMEOWNERS 'ASSOCIATION**  
**Board of Director's Meeting**  
**Tuesday, August 12, 2025**  
**Faith Pro LLC**  
**375 E. Horsetooth Road, Bldg 1**  
**5:30 PM**

A Meeting of the Clydesdale Park Homeowners 'Association Board of Directors was held on Tuesday, August 12, 2025 at 5:30 PM. This meeting was held at Faith Pro LLC located at 375 E. Horsetooth Road, Building 1, Fort Collins, CO 80525.

**BOARD OF DIRECTORS**

Terry Putman  
Chad Haight  
Michael Sutton  
Justin VanAlstyne  
Robert Schwarz  
Merritt Logan

**FAITH PRO LLC**

Amanda Benavidez  
Joel Yurt

**HOMEOWNERS PRESENT**

Katie Miller  
Kevin Coker  
Mark Payne  
Kerry Hubbard  
Janet Estes

**CALL TO ORDER**

President Terry called the meeting at 5:36 PM. A quorum to conduct business was established. All were thanked for attending.

**HOMEOWNER CONCERNS**

Owner concerns were raised about the native area located on the southeast corner of the Association. These concerns include overwatering the native grass, creating a higher risk for mosquitoes and the potential for west nile virus, wanting the area to be mowed on a weekly basis versus mowing it three (3) times per year, the water not draining well from the drainage swale on the west side of the Association as it curves under the fire road heading west and weeds within the native grass area. The request was made for additional communication from the Board, especially regarding changes within the Association.

This area was a fire road as an emergency exit for the Association while it was being built. Over time, this fire road was not required and the thought was to enhance this section by seeding it with native grass. This was relayed within the previous Annual Meetings. This area was re-seeded under warranty by Mill Brothers this year to attempt to establish the native grass. This needed to be watered frequently for this to succeed. In general, native grass needs to be allowed to grow in order for the germination process to be successful.

Other concerns raised include six (6) members being on the Board instead of five (5) as outlined in the Bylaws, term limit concerns for officers' positions and concerns over a Board Member

being the Chair of the ACC. The ACC is comprised of three (3) Members with Terry Putman as Liaison to process the paperwork. Several years ago, he was the Chair as there were not enough volunteers for this Committee. There have been three members of the ACC for the past four years.

Other comments included Clydesdale being a beautiful area, appreciation and thanks to the Board for all of their efforts. The Board appreciates the Owner feedback and will review these concerns.

### **MANAGEMENT REPORT**

**Approval of Minutes -** *After review, Chad made a motion and Merritt seconded to approve the May 12, 2025 Board Meeting Minutes. The motion passed unanimously.*

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

Checking Account:	\$113,566.36
Reserve 1:	\$303,188.34

There are currently 10 delinquencies. Statements with late fees will be sent. The most delinquent account has submitted an ACH form for this amount to be pulled, so this will be resolved soon. *After discussion, Chad made a motion and Justin seconded to enter the financials into the Association's records. The motion passed unanimously.*

**Presentation by Faith Property Management Company** – Joel Yurt, Department Supervisor introduced Faith Pro LLC. He went through similar situation, as his company was also assumed by Faith Pro LLC a year and a half ago. Terry and Robert met with Mike Adams, Designated Manager to discuss the transition. A summary of this was provided to the Board and everyone felt comfortable with this transition, especially with Amanda Benavidez continuing as Managing Agent.

### **UNFINISHED BUSINESS**

**Update of Pond Fishing Enforcement Program** – Robert reported there have been nine (9) calls the Security Company. About half of the reported incidents had their fishing badges. In one case, the security company had to contact the police department. 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.

**Recap of New Irrigation Pump and Filter Installation** – Terry reported the irrigation pump has been replaced and the new filter installed. Overall, the irrigation time for watering has been reduced. It started at 16 hours to complete an entire cycle, which was reduced to 12 hours, then 10 hours and the hope is to reduce it to 8 hours. The total cost for this project was \$87,105.26, as approved by the Board.

## **NEW BUSINESS**

**Ratifications of Decisions Made Outside of the Meeting** – There were no decisions outside of the meeting to be ratified.

**Review of New State Laws for Homeowners Associations** – A new Collection Policy will need to be implemented in accordance with State Law. The Association's Attorney is working on getting this updated. Overall, regulations are consistently changing. This will be forwarded to the Board upon receipt.

**Discussion on Updating Bylaws and Declaration of Covenants, Conditions and Restrictions as required by State Law** – The Board discussed updating the Bylaws and Declarations, as this has not been done since the Association was completed to clarify and update certain sections that do not apply. The Association's Attorney will review and provide a draft for the Board to review. An affirmative vote of 67% of the Association is needed for proposed changes for this to pass.

**Change to Architectural Guidelines for Windows BL29** – The Board reviewed the proposed changes recommended by the ACC as follows:

BL29 WINDOWS. Window frames may be wood, vinyl or metal-clad, or solid vinyl, and shall be consistent with the design character of the home. Frame color shall be beige, bronze or cream.

White window frames shall be allowed under the following conditions:

1. Existing frames are white as installed during original construction of the house.
2. White window frames shall be allowed if the house is painted using one of the color schemes in the Clydesdale Park HOA Colorbook that has white as one of the three colors.
3. White window frame will be allowed on future color schemes that might contain white as a trim or secondary body color.

Window design shall be consistent with the architectural design in size, proportions, detail, and placement on the elevation. At a minimum the front window should contain internal grids as per the neighbourhood character. Grids in other windows are encouraged but not mandatory.

*After review, Robert made a motion and Merritt seconded to approve the recommended changes as presented. The motion passed unanimously.*

**Association Website** – If efforts to enhance communication, the Board discussed creating a Clydesdale Website. This would be in addition to the Faith Pro LLC website and ran by the Board. *After discussion, Merritt made a motion and Robert seconded to approve creating an Association Website. The motion passed unanimously.*

*The Board entered into Executive Session to discuss Covenant Violations and Legal Matters at 7:55 PM.*

*The Board reconvened the Board Meeting at 8:03 PM.*

**Covenant Violation Report** – The Board reviewed the Covenant Violation report and briefly discussed the letters that have been sent out.

**Next Board Meeting** - The Annual Budget Workshop-is scheduled for October 14, 2025 at 5:30 PM. Location to be determined.

**ADJOURNMENT**

*With no additional business to come before the Board, Chad made a motion to adjourn the meeting at 8:05 PM. Justin seconded and it passed unanimously.*