

CLYDESDALE PARK HOMEOWNERS 'ASSOCIATION
Board of Director's Meeting
Tuesday, January 13, 2026
Robert Schwartz' House
660 Carriage Parkway, Fort Collins, CO 80524
5:30 PM

A Meeting of the Clydesdale Park Homeowners ' Association Board of Directors was held on Tuesday, January 13, 2025 at 5:30 PM. This meeting was held at Robert Schwartz' House located at 660 Carriage Parkway, Fort Collins, CO 80524.

BOARD OF DIRECTORS

Robert Schwarz
Chad Haight
Michael Sutton
Merritt Logan

FAITH PRO LLC

Amanda Benavidez

ABSENT

Justin VanAlstyne

CALL TO ORDER

President Robert Schwartz called the meeting to order at 5:36 PM. A quorum to conduct business was established.

HOMEOWNER CONCERNS

There were no concerns to discuss at this time.

MANAGEMENT REPORT

Approval of Minutes - *After review, Robert made a motion and Merritt seconded to approve the October 14, 2025 Board Meeting Minutes. The motion passed unanimously.*

Review of Financial Statements - The December 2025 financials were discussed. As of January 13, 2026, the current financial condition of the Association is as follows:

| | |
|-------------------|--------------|
| Checking Account: | \$154,049.14 |
| Reserve 1: | \$226,729.53 |

There are no delinquencies. *After discussion, Chad made a motion and Michael seconded to enter the financials into the Association's records. The motion passed unanimously.*

UNFINISHED BUSINESS

Christmas Light Contest Winner – The Board toured the Association and awarded the following addresses as the winners:

- 1st Place – 976 Frisian Drive
- 2nd Place – 1072 Messara Drive
- 3rd Place – 841 Noriker Drive

The lights looked great and photos will be posted online.

NEW BUSINESS

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

ACC Discussion

Change/Update the Parking Section in the Guidelines - *After discussion, Chad made a motion and Robert seconded to amend the Vehicle Parking and Storage Sections C3 and C4 as follows:*

C-3 At the Lot Owner's request, the Board may grant an occasional variance for a limited extension beyond the recreation vehicle 48 hour limit for parking in the driveway.

C-4 All parking of vehicles within the street right of way are subject to City of Fort Collins Regulations. The motion passed unanimously.

Request to Review LED Lighting on Trim of Houses – The Board reviewed the recommended changes for seasonal lighting in the Architectural Guidelines. The Board would like to discuss standards for permanent lighting and if approval would be needed as long as these guidelines are followed. Robert will follow up with the ACC to discuss.

Review Process – There was general discussion on the ACC Forms on the Association's Website. There are two separate ACC Forms. The electronic version seems sufficient as long as Owners can sign. Certain elements on the digital/interactive request form make it difficult for the ACC to review and certain sections of the drop-down menu are not forwarding properly.

Pond Cleaning and Upkeep – The Board discussed the ponds in general. The ponds have been lower recently and adjustments are being made to regulate the pond levels. Mill Brothers has been contacted to ensure they would assist in additional clean up in the piping between the ponds, if necessary, between the ponds.

Landscaping

Natural Grass in Common Area – The Board briefly discussed the southwest corner of the Association. Residents near this area are wanting this to be routinely mowed. The Board will review this area in the Spring.

Bid to fix/repair the Drainage in Southeast Detention Area – This area had more water this past year with the additional watering of the seed that was installed. The Board wants to review this area in the Spring to see if there is as much water that collects in this area. If so, the Board will review options to resolve this.

SavaTree Estimate – The Board reviewed the proposed bid to spray the trees for Emerald Ash Borer for \$573. The Board approves this expense.

Prospect Ridge Development Update – Robert reported the Developer and City reviewing the proposed Prospect Ridge. There are more multi-dwelling houses than originally proposed. The City is moving forward with developing the roads within the Community. These plans will be placed on the Association's website.

ADJOURNMENT

With no additional business to come before the Board, Robert adjourn the meeting at 6:37 PM.