Minutes for the April 12, 2023 Quarterly Meeting of the Meadowdale Hills Property Owners Association Board:

Attendance – Kathy Moran, Keith Pearson, Kevan Davidson, Trevor Igel, Susan Johnston, Dan Turk, Brigitte Delisa

Absent - Neighbor Nelson Burke was invited, but could not attend

Call to order 6:01p

Prior Minutes’ Approval – January 2023 Quarterly Meeting Minutes (posted online) – were previously approved via

email

**ACTION ITEMS** from this meeting:

**ALL BOARD MEMBERS**  -

Review Kathy’s submitted document regarding Board’s handling of reported illegal STRs in the neighborhood by

**April 19th.**

Attend Annual Meeting Planning meeting to set agenda on **May 8th at 6p** at Brigitte’s house, 646 Meadowview Dr.

**Brigitte/Kevan/Keith/Kathy** - **May 2**, at 1p meet at the CCEP to see the venue for this year’s annual

meeting.(Item 1).

**Kathy** - write up a flyer and provide it to Brigitte by **April 16.** Kathy and Tom will prepare two posters for Pole Hill and

Meadowview regarding Annual Meeting(Item 1).  Invite County Commissioner, Jody Shadduck McNally to our annual

Meeting(Item 1, Item 3OLDa) Submit draft of reply to lawyer of 95 Forgotten Way (Item New Business b)

**Brigitte** - mail out/email Annual Meeting flyer(Item 1). Send out annual Newsletter **May 8th**(Item 1)

**Keith** - Get Heidi Miller’s contact info from Chip (GID) to ask about culverts (Item OLD 3d).

**1) Annual Meeting**

NEW

a. The Board previously approved moving the annual meeting to June 30, 2023, at 4p, at the Christian Church of Estes Park for this year.  Keith, Kevan, Kathy and Brigitte volunteered to check out the venue on **May 2 at 1p**.  This year we will have an ice cream social.  The Board will provide ice cream, cones, lemonade, tea and water.  Neighbors may bring other desserts.  Keith will ask if CCEP can provide an AV Tech for the meeting.  Kevan volunteered to handle the mic.  Kathy will write up a flyer with the Annual Meeting information and provide to Brigitte for mailout/email .  Kathy and Tom will make two posters that can be placed at the entrances on Pole Hill and Meadowview Dr.  The Board will get together at Brigitte’s house on **May 8th at 6p** to plan the meeting and set the agenda.  Brigitte will have the Annual Newsletter for review on May 8th.  Kathy will invite our county commissioner, Jody Shadduck-McNally to our annual meeting.

**\*\*\*\*Brigitte and Kathy spoke and decided to send out the 2023 Newsletter and Meeting invitation first, then follow up with a flyer email/mail reminder of just the annual meeting later in May\*\*\***

**2)  Covenants/Bylaws**

OLD

a. Kathy submitted a document to the Board regarding the Board’s handling/stance on STR reporting from

neighbors.  Board will review and provide input no later than **April 19.** She attended the county discussions

regarding STRs and thought the revisions to the county rules, though not as stringent as maybe we would like, are

very supportive of HOA covenants and bylaws.  The county has hired a contractor to search STRs on the various

rental websites to investigate whether they are licensed.  This will help the county find the illegal STRs in the county.  They will also have an interactive map where you can view  where the licensed STRs are located in your area.  The revisions also include stricter penalties for violations and stricter safety rules .

b.  Brigitte submitted to legal, the draft wording for the changing of Article IV 4.3. regarding when accounts are

delinquent.

**3)  Issues with National Forest and Help Needed from forest Service - Shooting and Significantly Increased Traffic-Related Issues**

OLD

a.  Trevor is having difficulty trying to facilitate interagency communication regarding parking issues. Kathy suggested putting together a list of the issues regarding STRs and road/traffic related concerns and setting up a meeting with our county commissioner, Jody Shadduck-McNally.  This might be more effective than trying to facilitate a meeting between the Forest Service, Sheriff and other agencies. This issue is being **TABLED** at this time.

b.  The issue regarding discharging of weapons in the neighborhood is difficult. Susan said that when she called the

Sheriff about this, she was told that if the discharge was on the neighbor’s property, there’s nothing they can do.

The Sheriff will come out if gun discharge is reported as a noise nuisance, which is what the Board will suggest to neighbors who ask or who complain about it.

c.   Parking issue on Pole Hill -

Kevan will speak with Erik at Ravencrest regarding students parking on Pole Hill and Kathy will add this to the list of items to discuss with the county commissioner.

d.  Keith spoke with Chip (GID) about the WAPA access thru the neighborhood and the issue regarding the need for culverts on the access roads.  Chip will provide Keith with the WAPA planning contact, Heidi Miller, and said WAPA was supposed to take care of this.

**4) Legal**

OLD

a. Draft of Document/Record Retention – Susan and Brigitte cleaned up all older files. Brigitte continues to work on

electronic files.

b. Discuss Revised Collection Policy and letter – **TABLED** until issue with Article IV is settled regarding when accounts

are delinquent

**5) Treasurer's Report**

NEW

a. Current Financials

OLD

a. Invested $22,420 into a Premier 17month CD(matures 7/6/24); left $26 in savings

b. Filing of 2022 1120H - Dan and Brigitte filed

**6) Architectural Control Committee**

OLD

a. Propose subcommittee to work with ACC to draft/prepare guidelines that fit within new Colorado law

regarding HOA’s right to put in place reasonable guidelines relating to aesthetics of renewable energy components

on properties within the neighborhood. **TABLED** from October 2022

NEW

Approve project at 751 Pine Tree, two car garage with living quarters above. ACC asked and received

communication from owner that the new garage living space is for family only (no STR). Based on the project, it will

require county approval and permit, which Keith will review also.

ACC reviewed a solar panel project which does not require ACC approval as long as it’s on roof.

ACC approved new storage shed at 103 Timber Ln.

**7) General Improvement District**

NEW

Kathy and Keith to meet with Chip about succession planning/training and documentation on the website

**Other New Business** –

a. Seek candidates for Board positions: Dan Turk agreed to take the President position. Trevor Igel agreed to let us

know if he will take the Vice President position. Kathy and Dan will meet with Nelson Burke to see if Director

position would be a fit.

b. Lawyer for neighbor at 95 Forgotten Way is requesting MHPOA loosen the bylaws to allow for a healing center at

that location or that MHPOA consider de-annexing the property from the neighborhood. The Board discussed and

decided that neither request can be considered since the bylaws do not allow for STRs and the de-annexation is not

an option on this property, which along with it’s neighboring properties is part of Meadowdale Hills and was at the

time it was purchased by the current owner. Kathy will reply to the lawyer.

Adjourned at 7:57pm