

Minutes for June 28, 2023 Quarterly Meeting of the Meadowdale Hills Property Owners Association Board:

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

Absent -

Call to order 6:02p

Prior Minutes' Approval – April 12, 2023 Quarterly Meeting Minutes (posted online)

ACTION ITEMS from this meeting:

ALL BOARD MEMBERS -

Brigitte – get Zoom subscription for MHPOA **THE**

FOLLOWING ITEMS HAVE BEEN TABLED:

3OLDb – Statute or laws regarding discharge of weapons.

4OLDa – Collection Policy

6OLDa – ACC Guidelines

7OLDa – GID website update

ONB a – WAPA cleanup

1) Annual Meeting – June 30, 2023 4pm at the Christian Church of Estes Park

(CCEP). Last minute items to go over

Went over who will be doing what at the meeting. Discussed getting a Zoom account for MHPOA since we have had to use peoples' personal accounts and this has been difficult. The board voted unanimously to have Brigitte purchase a subscription to Zoom on behalf of the MHPOA. Keith requested the final presentation slides by no later than EOD Thursday.

2) Covenants/Bylaws

OLD

- a. Document regarding Board actions concerning STRs submitted to Board. TABLED
- b. Article IV 4.3 and Article V 5.2 in the Annual Meeting agenda for membership review and approval
NEW

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

TrafficRelated Issues

OLD

- a. Trevor and Kevan will communicate with the appropriate agencies to see if we can get signage up in the neighborhood and get a clear understanding and consistent agreement regarding the use of neighborhood roads by hikers and jeep companies. Trevor will try to speak with Commissioner Shaddock-McNally at the annual meeting about this.
- 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. But the county has specific rules about discharging weapons, it appears there could be some inconsistency.

TABLED

NEW

4) Legal

OLD

a. Discuss Revised Collection Policy and letter – TABLED. Document out in Google docs, some changes submitted
NEW

a. Letter from Ferguson re: 95 Forgotten Way Kathy discussed with legal. The Board has taken a position and sent letter to homeowner refusing his request to de annex 95 Forgotten Way from Meadowdale Hills. Homeowner requested to be on the agenda. His request may be taken up during the NEW BUSINESS section of the meeting.

The homeowner will be given 3-5 minutes to speak with the membership at large but no vote will be taken since the Board has taken a position and delivered the same to the homeowner

b. Past dues on 268 Pinyon Trail – deed sold via county sale. The Board voted and agreed to collect for 2023 only to ensure positive relationship with new owner and because previous owner could not be reached after many attempts to collect

5) Treasurer's Report

NEW

a. Current Financials June not available

OLD

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

23 Pole Ct. approved new privacy fence

163 Meadowview Dr – new build. Contacted owner regarding the requirements per covenants. Owner submitted plans – approved

597 Meadowview Dr – new garage with workshop above, some investigating done to ensure this is not a second living space. Approved

7) General Improvement District

OLD

a. Post on website - History of GID development and how it works with the county. Current positions, how many are open, how to apply. How road maintenance is determined. Fixing roads outside of the scheduled maintenance.

When is annual maintenance done. Kathy to meet with Chip

NEW

Other New Business –

a. WAPA Slash – who do we contact to get it picked up. Keith will reach out via email to his connections. He also said WAPA is supposed to get culverts back in shape once project is completed

Trevor suggested – speak with Kenny Lafayette 425-229-1744, who works for Bernard

b. Homeowner of 163 Meadowview Dr wrote letter to the Board regarding neighbor trespassing onto his property and other unneighborly behavior. Kathy wrote a response suggesting possible Restorative Justice Mediation since the Board itself does not get involved in neighbor disputes.

Adjourned at 7:40p