**Meadowdale Hills Property Owners Association Annual Meeting**

12:00PM Saturday 9, 2022 at Ravencrest

**Called to Order**

Meeting was called to order at 12:22pm by Board President Kathy Moran. Board of Directors present in person were Brigitte Delisa, Chip Sproul and Kevan Davidson. Board members present via Zoom were Kathy Moran and Keith Pearson. Kevan Davidson and Brigitte Delisa monitored the voting via Zoom.

Absent: Dan Turk

Kathy thanked and welcomed all the homeowners for their attendance in person and via zoom. Also thanked Ravencrest for the use of the meeting room and for allowing us the opportunity to go into the facilities earlier to set up and prepare.

Kathy presented the agenda (slide 2)

**2021 MHPOA Annual Meeting Minutes Approval (slide 3)**

Kathy asked for a motion to approve the 2021 Annual Meeting minutes, that were posted on our website. There was a motion and a second to approve the 2021 minutes. The motion passed unanimously in the room and Zoom.

**Election of the 2022-2023 MHPOA Board (slide 4)**

Keith Pearson and Dan Turk have one more year on their terms. According to our by-laws, the board appointed Susan Johnston to Board position of Director at Large to replace Paul Drouin for the remainder of his term of one (1) year. Kathy thanked Susan for volunteering to help the Board.

After years of dedicated work, Chip Sproul has decided to not continue as Director at Large on the Board at the termination of his term. Kathy thanked Chip for his many years of service to the neighborhood. The Board has proposed electing Trevor Igel as Chip’s replacement, to serve for two (2) years. Asked if anyone else would like to be on the board. There were no volunteers. Kathy then asked for a vote to accept Trevor on the board. There were 8 approvals online and 23 votes for, in person. There were no nays.

There is no vice president in place, Kathy asked if anyone would like to be in this role, it is a one-year position with a possibility of an additional year. No one volunteered. The position remains vacant.

The Secretary/Treasurer position, which Brigitte Delisa fills, is up at this time and she has agreed to continue for one more year. Asked for a vote of all present to keep Brigitte in this position, all voted unanimously to keep her. She has advised she would not be seeking an additional term after this upcoming year (2023).

Kathy informed she would also remain for one more year if homeowners agreed. The voting was unanimous to keep Kathy as president. At the conclusion of this upcoming year, we will need members of our community to fill the president, vice president and secretary/treasurer roles.

**Community Wildfire Protection (slice 5,6,7)**

The importance of wildfire protection, nearest hydrant is over 3 miles away. Please use the fire property protection inspection provided free by the fire department. Please keep roads free for emergency vehicles. Another resource is estesvalleyfire.org

Another program the MHPOA pays for on behalf of the community is the one time annual slash/chipping service. Takes place 1st or 2nd week in June. Thanks to all the neighbors for participating. Kathy also covered the open burning time frames and the fines for noncompliance. Reminder that you can take slash to a community sort yard, there is no fee and it is easy to register. This is another opportunity if you’ve missed the slash or have more slash.

Lessons learned from people who have lost their homes to fire: check your homeowners insurance is up to date, work with your insurance people to make sure the coverage you have will enable you to rebuild. Also it’s important to have a grab and go evacuation plan. Our neighborhood was evacuated twice in one year. In that situation you think you know what you are going to do but a plan in place is critical during an emergency situation. There are resources at estesvalledfire.org. For parttime residents, you want to be ready for quick evacuation, you don’t want to be caught off guard.

**New Proposed Covenant Amendment and Voting Process (slide 8 thru 14)**

Kathy thanked all who put in many hours of work on the previous proposed covenant changes in 2021. Because of the changes in CCIOA, HOA laws and regulations have become more complicated. An HOA attorney reviewed the prior process we employed. He found that there were changes in the CCIOA after the proposed covenant amendment was worked and sent out, and also that the length of time allowed for the ballot return was shortened. The 2021 balloting process was invalid due to changes in the laws. Many homeowners expressed what they really wanted to have in the covenants: simplify the amendment, focus on Short Term Rentals (STRs) for now.

Since its inception, our neighborhood has prohibited STR. Our covenants since their inception have defined our neighborhood as a Residential neighborhood and that all properties are to be used for residential purposes only. The

covenants provide some very limited exceptions for property owners in this regard, but these exceptions do not allow for STRs. The Larimer County Land Use Code (LLUC) currently defines STRs as a “Commercial Use” of a property and specifically excludes STRs from the “Residential Use” definition. Neighbors are concerned our neighborhood could be vulnerable if Larimer County were to change the rules and definitions in the Land Use Code, so many have requested there be more specific language in our covenants to exclude STRs. Some of the concerns raised were related to fire safety, when tourists come up and stay in STRs, they do not understand the fire issues in our neighborhood. EVFPD has reported that 60% of fire calls are to vacation rentals. We are a dry mountain neighborhood and many properties do not have wells or even wells that have enough water to be used to put out a fire. The nearest fire hydrant is more than 3 miles away from our neighborhood. A full list of concerns was made available on slides 10, 11 and 12 of the PPT presentation at the Annual Meeting (posted to the website).

At the most recent application and hearing regarding a MHPOA property seeking to engage in STR, Larimer County Commissioners denied the STR license application. (See slide 14) The Larimer County Commissioners listed several of the above issues as concerns for the neighborhood. As a result, we worked with our attorney to create a simple and focused amendment to even further clarify the long-standing interpretation that STR (renting for less than 31 consecutive days) is not allowed in our neighborhood.

This amendment also helps provide a more modern process for changing/updating our covenants when needed. The amendment does not change the requirement that a majority vote is required to make covenant changes. The

amendment also sets out the process for any challenge to it. The Board asks you to please vote in favor of this amendment.

As required by law, we will be mailing the amendment and ballot to the address on record for each property. Each lot is entitled to one vote as long as you are up to date on your fees. The current process is as follows: on the ballot you enter your vote, sign it, date it and return it. There is no longer a requirement to have the ballot notarized. Your ballot MUST be received in our hands within 60 days of today. The 60 days means we must receive your ballot by September 6, not mailed by that date, or signed by that date, but received by the secretary or someone on the board by September 6. You may mail it back, deliver to a board member or Brigitte in person (including returning it to Kathy Moran’s husband

Tom Vogelsang since Kathy cannot be in Estes this summer), or return the ballot (fully completed and scanned) via email if you are comfortable with this method. Please make an effort to return your signed ballot within the 60 day period. We will make efforts to ensure you received the amendment/ballot packet if we do not hear from you by sometime in August. If you mail your ballot in, we highly recommend that you also email the Association Secretary to let her know

you have done this so we can monitor the mail to ensure we receive it. We cannot guarantee we can “catch” every “lost

ballot” in time for a property owner to resubmit a ballot, but we will make good-faith efforts.

**2022 MHPOA Financials (slide 21)**

Kathy turned the meeting over to Brigitte for the presentation of the financials. The Balance Sheet and Income Statement were presented. There was slight technical difficulty with the financial slides. They are posted on the website. Brigitte covered the change in the fiscal year which occurred in 2021 (from September to August to Calendar fiscal year (Jan-Dec). Based on the lack of actuals for 2022 (we only have Jan thru June), many expenses are not available to produce a complete 2023 budget for Board approval.

**2023 MHPOA Budget & Possible Approval Budget Meeting Later in the YEAR**

The board will hold a meeting sometime in October/November to vote on a 2023 budget. Until then, the Board was provided the 2022 budget for 2023. Per our by-laws, if a new budget is not approved prior to the annual meeting, the current budget will be adopted for the following year or until a new budget can be reviewed/approved by the Board. This clarification was made after a comment and question by Keith Pearson. The revised 2023 budget will be posted on the website. After board approves, a meeting will be held in November to present the approved 2023 budget to the membership for any questions.

**Architecture Control Committee (slide 23, 24)**

Kathy turned the meeting over to Keith Pearson for an update on the ACC.

Keith thanked other members of the ACC. He reminded the membership that the ACC needs to review and approve any new, additional or renovation construction PRIOR TO THE PROJECT BEGINNING. The role of the ACC is to evaluate the projects against the language of the covenants. Reminder that no temporary structures are allowed. RVs are allowed on your property but cannot be used as a residence. Driveway projects are sometimes presented to the ACC, we need to make sure the water runoff is not impeded. Keith recapped the projects that the ACC reviewed in 2022 (slide 24). The projects were:

Shed installed at 97 Meadowview Dr was approved. A solar array install on 76 Columbine was not reviewed for the solar array that was installed since Colorado law allows for solar, the review was for an appeal process on the 3 structure rule, there was an additional structure on the property. Deck replacement on 95 Forgotten Way, still in review. 61 Columbine new home construction approved. At 26 Pinyon the request was to separate the 2 acre parcel into two individual acre lots but subdividing would increase the density of number of dwellings on one of the lots since there are all ready two dwellings on the property so it was denied.

**General Improvement District (slide 26)**

The meeting was turned over to Chip Sproul for the GID. Kathy explained that the GID has to do with the county and how they use our taxes to maintain the roads within our neighborhood. The GID is not an association or board position. It is a position with the county, applied for thru the county and they act as an advisory board for the county; the county still makes the decisions about how our tax dollars will be used. The limited tax dollars available to Larimer county to take care of all the roads in the county are prioritized by the county on an “as needed basis” and the monies are never enough to work on everything. We know of other county communities that have had devastating damages due to flooding and fires, and the county will need to address these first. There is not enough money to do everything. The county does the prioritization of the projects based on need, some projects, such as ours are not as critical and do not make the list. Also, there is only one company that works here and is approved by the county, and they just do not currently have the manpower or equipment to work on all our of the county’s need. In the past, stress on our roads was much less The current use of our roads is much higher than it was in the past due to more residents and more traffic, so, the tax dollars do not go as far.

Chip added that the taxing is a part of your real estate tax bill, $200-300 per household and goes to maintain a 4 mile road system. Our roads do not have any dire repair needs. In September, the county contractor will do ditch cleaning to improve water runoff, grade the roads and apply road base where needed. Question from the audience, Bill, who lives on Columbine wanted to know when our road needs were communicated to the county. Scheduling for the year occurred earlier this year and at that time, the county prioritized the contractor’s work. The contractor does not come out again until next year. Chip said he would answer any more questions after the meeting

**Brief Mention (slides 27-29)**

Website and Email Communication. Kathy reminded everyone to check out the MHPOA website regularly to see what might be updated on the site. Kathy also reminded membership that, as has been previously communicated, we will start communication exclusively via email, when this is legally allowed, as this is more cost effective and helps with the US mail problems we experience in Estes Park. If you have a special situation where you would like the Board to make an exception and continue communicating to you by US mail, please send a letter to Brigitte, explaining the situation. We will make exceptions, on a case-by-case basis, but for the most part, we are moving to email communication. Check your spam box and include the secretary email address in your settings ([mhpoasecy@gmail.com](mailto:mhpoasecy@gmail.com)) ) to help ensure that you receive emails the Board and Secretary send to you.

Noxious Weeds. Every year this comes up and we hear from neighbors about non management of noxious weeds. If you have questions about weeds, go to [ELSA.weeds.@gmail.com](mailto:ELSA.weeds.@gmail.com) or call Larimer county (slide 28)

Snow Plowing. Snow plowing has been an issue and concern at times. Plowing occurs when there is 4” or more snowfall at one time. Those on the higher roads may experience more snowfall, so we have set u a process where the scouts on the higher roads alert Brigitte so she can alert the snow plower to go up there (slide 29). It is the property owners’ responsibility to clear their own driveway.

**New Business**

Kathy asked if anyone had new business. None in the room, None on Zoom

The meeting ended at 3:07p