Agenda for January 11, 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

Kevan had to leave call at 7:00p

Absent -

Call to order 6:01p

Prior Minutes’ Approval – October 2022 Quarterly Meeting Minutes (posted online) – approved

**ACTION ITEMS** from this meeting:

**ALL BOARD MEMBERS** - Submit suggestions/changes on the Covenant Revision Policy that is out on Google Docs.

(item NEW 3a).

**Brigitte/Kathy/Susan** - Put together draft process for working with county, vacation rental management

Companies and owners to manage non compliance with covenant amendment; present to lawyer for

feedback (Item OLD 1a).

**Brigitte** - Brigitte will write up the bylaw change and submit to the Board for possible inclusion in the Annual

Meeting agenda for homeowner approval (Item NEW 1a). Brigitte will make the change in the retention document

and resend to Board and legal. (Item OLD 3a). Brigitte will meet with Premier to set up a 14 month CD and inform

the Board when it is done (Item NEW 4b). Work with Dan on 1120H filing (Item NEW 4c). Brigitte will provide a list

of homeowners by mailing zip code (Item NEW 4d). Brigitte will reach out to Richard Telfer and ask if he would

give Frank information about how this county board functions and steer him to the application process. (Item

NEW 6a). Brigitte to contact Ravencrest to see if we can get the meeting room for that date (Item ONB b).

**Susan -** volunteered to help Brigitte go thru our old documents and set up a retention process. (Item OLD 3a).

**Trevor** - Trevor is going to try to facilitate a meeting with the agencies to get consistent response from these

agencies. (Item OLD 2a)

**Keith** - Keith will ask Kevan to speak with Ravencrest to see if they can help with the issue of student parking on

Pole Hill (Item NEW 2a). Also, Keith is going to speak with Chip (GID) about the WAPA access roads thru the

neighborhood (Item NEW 2b). Keith will post the Covenant Policy in Google docs so the Board can make

suggestions that will be submitted to legal and the community. (Item NEW 3a).

**Dan** - Dan volunteered to help Brigitte complete the 1120H as he has experience in tax filings (item NEW 4c).

**Kathy** - Kathy will invite Nelson Burke to the April Board Meeting (ONB Item a).

**Homeowner - Plowing and Assessments -** Nelson Burke, 597 Meadowview Dr., to address the Board.

Nelson was concerned about the plowing where the neighborhood roads intersect with Hwy 36. The plower has

been alerted that these areas, including the cluster mailboxes need to be better plowed. He was also concerned that

when he reached out on NextDoor, with his concern, the Board was not responsive. Keith explain why the Board

does not use Nextdoor as a means to respond to homeowners. Nelson also added that there is not enough

participation from the homeowners because there is little or no information going out to them about the

happenings in Board Meetings and the issues. He suggested this could be remedied by having more face to face

meetings and sending out periodic information regarding meetings. Kathy provided background regarding the

association’s growth and also explained that not all Board members are physically available for in person meetings

which is why they are being held via zoom. All future meetings dates may be found on the mhpoa website along

with current minutes and financials. Future board meetings are also posted on the website, which invites

homeowners to request meeting location/link if they want to participate further. Nelson suggested more

mailout communication is a more effective mechanism for folks like him, in addition to timely communication when

homeowners reach out with concerns. The Board appreciates Nelson’s suggestions and concerns. Nelson also

raised a desire for the MHPOA to host more social activities (maybe around the quarterly Board Meetings) to

facilitate neighbors getting to know each other on a more personal basis.  The Board explained that, with the

exception of the Annual Neighborhood MHPOA Meeting - which prior to COVID had included a potluck/lunch that

was a popular activity for neighbors to gather and get to know each other, the MHPOA does not function as a social

committee and does not collect dues for social activities (other than the Annual Meeting).   The Board expressed

appreciation to Nelson for wanting to have activities that foster neighbors getting to know one another and

encouraged him to work informally outside of the MHPOA structure with surrounding neighbors to have these types

of activities.

**1) Covenants/Bylaws**

OLD

1. Kathy, Susan and Brigitte will put together some actions the Board can take, which may include:

communication with the county commissioners regarding the non compliance renting, especially since the STRs are lacking licensing, communication with the rental management companies about the non compliant activity they are advertising and communicating with attorney to find other methods they may have**. TABLED until subcommittee meeting can be held**

 NEW

 a. Discuss changing bylaws regarding when dues are late. Article IV 4.3. “Assessments are due in advance by the first

 day of the fiscal year, currently January 1. Assessments are considered past due after the first day of a given fiscal

 year. The annual assessment shall become delinquent if not paid by the start of the Annual Meeting of the year in

 which it was due.” This also affects Collections Policy. Present at Annual Meeting for homeowner vote. **Brigitte will**

 **write up the bylaw change and submit to the Board for possible inclusion in the Annual Meeting agenda for**

 **homeowner approval.**

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

OLD

a. Trevor and Kevan will communicate with the appropriate agencies to see if we can get signage up in the

hikers and jeep companies. Trevor spoke with the Forest Service who said it is a County issue. County says it’s a

Forest Service issue. Trevor also spoke with the Sheriff who said that the current towing laws require the offender

be given a 24 hour notice prior to towing and there is a 3 strike rule before actual ticketing/towing could occur.

Sheriff says there needs to be signage restricting parking, but we are not able to get any agency to take

responsibility. **Trevor is going to try to facilitate a meeting with the agencies to get consistent response from**

**these agencies.**

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 of weapons, it appears there could be some inconsistency. Keith will

look into this further. Information from Susan and Keith is that the Sheriff and/or County will not do anything as

long as the discharging is on private property and doesn’t encroach on other neighbors’ property. The Sheriff will

come out if gun discharge is reported as a noise nuisance.

NEW

1. Parking issue along secondary roads/Alpine - Dan. Because this is a secondary county road, homeowners should

approach neighbors and/or call the sheriff (HOA’s cannot restrict use of county roads). Dan is concerned that Ravencrest students/people are “abandoning” their cars on Pole Hill when they get stuck, which is causing a dangerous situation for other vehicles trying to navigate up/down. **Keith will ask Kevan to speak with Ravencrest to see if they can help the issue of parking on Pole Hill.**

1. **Keith is going to speak with Chip (GID) about the WAPA access thru the neighborhood**. The

project is not forecasting putting in any culverts on the access roads which Keith believes is going to cause water flow issues along Pole Hill Rd, especially learning from Trevor that the access is going to be permanent.

**3)**  **Legal**

OLD

a. Draft of Document/Record Retention - Accept or make changes. If accepted, need volunteer to help Brigitte

 thru old records. Kathy made a motion to change the retention period as follows: Three retention periods:

Permanent; 4yr and 6yr to 7 yrs; 1 yr move to 3 yr. Dan seconded the motion and the Board unanimously approved.

**Brigitte will make the change in the retention document and resend to Board and legal. Susan has volunteered to**

**help Brigitte go thru our old documents and set up a retention process.**

NEW

1. Discuss Revised Collection Policy/Covenant Enforcement Policy. The discussion was related to the small size of our HOA, and the onerous cost of enforcement based on the new laws. The Board wants to look over both policies in light of the discussion. The Board will first address the Covenant Enforcement Policy – **Keith will post the Covenant Policy in Google docs so the Board can make suggestions that will be submitted to legal and the community.**

**4) Treasurer's Report**

NEW

1. Current Financials Brigitte Presented the 2022 yearend financials.
2. Approval to invest $10k into a Premier 3month CD – Keith made a motion to invest what is currently in the Premier savings account into a Premier 14 month CD, Dan seconded the motion, the Board unanimously approved. **Brigitte will meet with Premier to set up a 14 month CD and inform the Board when it is done.**
3. Filing of 2022 1120H requires several backup forms-get help. There was some discussion about hiring an accountant. **Dan volunteered to help Brigitte complete the 1120H as he has experience in tax filings**.
4. Keith/Board requested a list of homeowners that currently live (fulltime) in the neighborhood. **Brigitte will provide a list of homeowners by mailing zip code**

**5) Architectural Control Committee**

OLD

1. 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**

NEW

a. No new business for the ACC to consider. The McClains requested a setback/variance from the County to put in

a 2 car garage but this does not affect the ACC covenants at this time. They will submit plans after the variance is

issued and when they decide to continue with the project.

**6) 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. **TABLED**

NEW

a. The GID needs more members. Board discussed reaching out to some neighbors. Susan said Frank

Whyte expressed an interest. **Brigitte will reach out to Richard Telfer and ask if he would give Frank information about how this county board functions and steer him to the application process.**

Other New Business –

a. Seek candidates for Board positions: President, Vice President. **Kathy will invite Nelson Burke to the April**

**Board Meeting** so he can get an idea of how the Board functions and see if he would like to join as a Director at Large for the 2023 Annual Meeting

b. Board discussed the need to change the date of the Annual Meeting considering the difficulty of getting a Board quorum at the 2023 July Meeting. The bylaws do allow for a change in date and venue so the new 2023 Annual Meeting will be on June 30th at 4p and will be an ice cream social. **Brigitte to contact Ravencrest to see if we can get the meeting room for that date.**

Adjourned at 8:40p