Minutes for April 13, 2022 Quarterly Meeting of the Meadowdale Hills Property Owners Association Board:

Attendance – Kathy Moran, Keith Pearson, Kevan Davidson, Paul Drouin, Dan Turk, Brigitte Delisa

Absent – Chip Sproul

Call to order at 7:02p

Prior Minutes’ Approval - January 2022 approved

**ACTION ITEMS** from this meeting:

**ALL BOARD MEMBERS** need to review financials and accept/ask questions, email to Brigitte (Item 1)

Review/simplify/change proposed covenants by May 18th 5:30p (Item 5)

Brigitte did find extra copies of the Ballot packet, reach out to her ASAP if you want the paper (Item 5)

Kevan to reach out to Bill Rigsby re: board position (Item ONB)

Brigitte to reach out to Susan Johnston re: board position (Item ONB)

Kathy to reach out to Steve Peterson re: board positions (Item ONB)

Paul to reach out to Doug Excell re: board position(Item ONB)

Kathy/Brigitte meet with OCH&H to clarify Board comportment regarding webinar (Item 4) ; ask if there is a template for ACC to use (Item 3), and discuss Collection Policy due dates as it relates to current Covenants; including date by which members must be in good standing to vote; does OCH&H have Covenant template.

Kathy to reach out to Josh and see if he can cover GID when Chip is unavailable

Keith will reach out to Steve Misch, Dan Bader to team up with Forest Service, Steve Kittle(sp)

**1) Treasurer's Report**

1. Dues are paid a year in advance, delinquency does not begin until the next annual meeting date i.e. 2022 is due

December 31, 2021 and is delinquent 7/2022

1. Treasurer’s report - presented quarter end financials. **The Reports need to be accepted by the Board**

**2) General Improvement District Update –** No GID represented in the meeting

Chip expressed to Kathy that he will work out his term but will then leave the GID**. Kathy will suggest that Josh** could maybe attend when Chip is unavailable and provide updates as needed.

**3) 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. **Kathy/Brigitte will ask Aaron G**. if there is a template for these guidelines which, for the most part are dictated by the state.

NEW

Keith presented the Consolidated Report of Active Projects. Keith brought up two issues on the report: the house on Forgotten Way with the burned deck and the 2 acre plot on Meadowview & Pinyon. The house on Forgotten Way needs to file plans with the ACC. The County is now aware of the construction being done there without a permit. And the Jandrain request to separate their 2 acres into one acre plots, so they can sell the vacant acre. The difficulty here is that there are two residences on one of the acres (per the County) and breaking up this acreage would leave one acre in violation of the ACC density regulations. Keith wanted Board to consider that if the 2nd structure were deemed a storage shed, then the subdivision could go thru. The 2nd “residence” is very small, about 800-900sf. The Board agreed. He will speak with the owner’s about seeing if the county would reassess the classification.

**4) How we work as a Board**

1. Review OCH&H webinar – Kathy asked if everyone had seen the Orten, Cavanaugh, Holmes & Hunt(OCH&H) webinar about HOAs. There was discussion about how members of an HOA Board should/need to comport themselves in regards to positions taken by the majority of the board when some members disagree with the position taken and how this area of the webinar was interpreted. The question is whether, dissenting minority opinions can be expressed in the community as personal opinions by board members once the board has taken a position. **Kathy will ask** Aaron Goodlock to clarify this area of the webinar.

**5) Covenants/By Laws**

NEW

1. Discuss and agree on steps related to communication about adoption of clarified By Laws. How can we use

our annual meeting to help with this

Kathy relayed information provided by Aaron G. that Covenant Changes/Voting needs to occur withing 30-60 days after the ballots are mailed out. The current proposed changes need to be reassessed in view of this and of new laws that could change some of the proposed updates. The Board discussed the difficulties with the ballot packet, i.e, not enough input from the current homeowners and how the process does not work at the annual meeting because not enough input is received from owners who do not attend the annual meeting.

Suggestions made include: presenting changes to the covenants at the annual meeting and then setting up several zoom calls afterwards to get input from owners who do not attend the meeting. Have a focus survey to get the input from homeowners.

The Board decided that the Board needs to go over the proposed changes, take a look at them to see if they are needed, maybe simplify some of the changes. Then, get feedback from the homeowners via annual meeting and zoom meetings

Things to resolve: assessment due dates and delinquency vs. late; member in good standing in order to vote—requires that the member be current on dues/assessments by the annual meeting (current covenants). Discussion by the board determined that good standing should be before the annual meeting. **Kathy/Brigitte to discuss with Aaron G** and see if there is a Covenant template that could help guide us.

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

OLD

1. Update from Keith regarding signage. Feb 4th the letter was sent to Katie Donohue and

she promptly responded that they would forward it to the appropriate person and we have not heard back. Keith will ping again to see. Keith brought up that the January minutes combined this with the decision that Kathy speak with Steve Misch and Dan Bader about having them team up to work with Steve Kittle (sp), -Forest Service employee, regarding this issue along with the issues of shooting and traffic in the neighborhood.

NEW **Keith volunteered to take** on this issue

**4) Legal**

NEW

1. Review and discuss Collection Policy and Collection Letter

We need to coordinate due dates between the Collection Letter/Policy and Covenants. The Covenants says delinquency occurs by the annual meeting while the new Policy says after the first of the year.

**Other New Business** –

1. Annual Homeowners’ meeting July 9,2022. Help with planning
2. Kathy brought that we need more directors on the board. Some names were put forward as possible candidates for our annual meeting vote in July. **Kevan will ask Bill Rigsby** (388 Alpine) if he is interested in GID and/or Director position on the Board. This may take a while since Bill is in Poland for the next few months. **Kathy will reach to Steve Peterson, Paul will ask Doug Excell,** **Brigitte will reach out to Susan Johnston** to see if any of them would be interested in joining the board. Currently, the Board is short a Vice President, and one Director At Large once Chip leaves. The GID is short one member and will be two, when Chip leaves.
3. Paul brought up that there are many big branches and other tree limbs along Alpine Dr, left by the electric company when they came up to prune around the wires. He will call the power company to have them removed.

Adjourned at 8:54p