**Meadowdale Hills Property Owners Association Annual Meeting**

Friday June 30, 2023 at Christian Church of Estes Park (CCEP)

**Called to Order**

Meeting was called to order at 4:32pm by Board President Kathy Moran. Board of Directors present in person were Kathy Moran, Dan Turk, Keith Pearson, Trevor Igel, Susan Johnston, Kevan Davidson and Brigitte Delisa. Keith Pearson monitored the voting via Zoom.

Absent: None

Kathy thanked and welcomed all the homeowners for their attendance in person and via zoom. Kathy also thanked CCEP for the use of the meeting room and facilities.

**Kathy presented the agenda (slide 2)**

**2022 MHPOA Annual Meeting Minutes Approval (slide 3)**

Kathy asked for a motion to approve the 2022 Annual Meeting minutes, which were posted on our website. There was a motion and a second to approve the 2022 minutes. The motion passed unanimously in the room and Zoom.

**Election of the 2023-2024 MHPOA Board (slide 4)**

Brigitte presented the nominees. Dan Turk was nominated President. Susan Johnston was nominated as Vice President with the proviso that she will not step into the President role after Dan’s term and is an interim VP until someone volunteers for the role. Kristin Schmelter and Skye Stiner were nominated to Director at Large positions. Brigitte provided background information about the nominees.

Kevan Davidson has one more year as Director at Large. Keith Pearson agreed to remain as Director at Large. Trevor Igel is in his first full year as Director at Large. Brigitte Delisa agreed to remain Secretary and Treasurer for another year.

Brigitte asked for a motion to accept the new board as shown on the slide, there was a second and unanimous approval. At the conclusion of this upcoming year, we will need members of our community to fill the vice president and secretary/treasurer roles.

**Community Wildfire Protection (slides 5,6)**

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

The MHPOA uses homeowners’ dues to pay for the one-time annual slash/chipping service. This year it took place in mid June and was the largest slash chipping ever. The task went over the assigned budget, but the Board will find the funds to cover this very important expense. 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 have missed the slash or have more slash.

**Some Lessons Learned (slide 7)**

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. As we saw in the valley, many people did not have enough insurance coverage to rebuild. Also, it’s important to have a grab and go evacuation plan. In that situation you think you know what you are going to do but a plan in place is critical during an emergency. There are resources at estesvalledfire.org. For parttime residents, you want to be ready for quick evacuation, you do not want to be caught off guard.

**Short Term Rental (STR) Covenant Amendment Update/Outcome (slide 8)**

Kathy went over the slide. 151 properties were eligible to vote, 116 properties submitted timely votes. Of these, 15 properties voted “Against” the Amendment while 101 voted “In Favor” of the Amendment, which is 87%. The vote passed with a large percentage. The new Amendment contains specific language that says STRs are against our covenants. The language stands even if Larimer County changes their Land Use Code definition.

Kathy thanked previous Boards for all their work and effort in helping pave the way for this change.

**Guest Speaker Commissioner Jody Shadduck-McNally (slide 9)**

Kathy introduced Jody.

Jody thanked our homeowners for their efforts in fire mitigation and for strengthening the STR rules in our bylaws since it makes the neighborhood more resilient and helps the county with their efforts. She spoke about the work being done at the county level, the new facility to help women in the county, the new health care facility and the new STR map on the county website to name a few. She invited all to visit the website to see how budget money is spent.

**Proposed Article IV 4.3 Bylaw Change (slide 10)**

Brigitte introduced the proposed change where assessments are due on January 1 of each year and are considered delinquent if not paid by January 31 (as opposed to being delinquent at the annual meeting). Kathy explained that this change was overlooked previously and should have been changed when the fiscal year was changed from January 1 through December 31. Homeowner David Batey asked if when this change would be effective and whether the Board still places liens on properties to get payment. Kathy explained that the new laws require much more activity by the treasurer and Board which must be completed before placing a lien on a property or collecting dues. This increases the cost for the POA. The change will be effective 1/1/2024. This change to the Amendment keeps us in line with the new laws and legal requirements. Caity Leeds asked to have the floor, at which time she spoke in favor of the change. A motion was made to accept the change, it was seconded and passed unanimously.

**Proposed Article V 5.2 Bylaw Change (slide 11)**

Brigitte introduced the proposed change to the article, which proposes splitting the position of Secretary/Treasurer into 2 positions and giving the Board the latitude to approve combining if needed. A motion was made to accept the change, it was seconded and passed unanimously.

**2022 MHPOA Yearend Financials (slides 12 - 14)**

Brigitte presented the 2022 Yearend Financials. These were the complete 2022 actuals based financials

**2023 MHPOA 1st Quarter Financials (slides 15-16)**

Brigitte presented the 2023 1st Quarter Financials. The Board approved investing the 2022 Reserves, $22,500 into a 17-month CD.

**2024 MHPOA Budget Meeting (slides 17-18)**

The board will hold a meeting sometime in October/November to vote on a 2024 budget. 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. When the Board approves a 2024 budget later this year, a meeting will be held in November to present this approved 2024 budget to the membership for any questions.

**Architecture Control Committee (slides 19-21)**

The meeting was turned 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 can not be used as a residence. Keith recapped the projects that the ACC reviewed in 2023 (slide 21). Keith said that though the installation of solar panels at 710 Pole Hill does not require review by the ACC they appreciate the owner reaching out. Also, projects involving concrete slabs or patios (103 Timber Ln, 114 Timber Ln) do not require ACC approval, but ACC appreciates knowing about the projects. All the 2023 projects were approved except for the 4’X8’ campaign sign at the TBD Meadowview site, which was denied because of size of the sign. David Batey asked if repainting a house would require ACC approval. Keith said that our covenants require the color of the homes blend in with the neighborhood so approval would only be required if substantially different from the rest of the homes.

**General Improvement District (slide 22)**

Kathy went over the slide as there was no representative from GID present at the meeting. Reminded everyone that as homeowners we pay the county taxes some of which are used to maintain our roads. Pole Hill is a county road, and the rest of our roads are considered secondary county roads. We have a GID that works with the county to fix our secondary roads. The GID is a county board. Only 1 of the 3 positions is currently being filled by a homeowner. This is an opportunity for an additional two homeowners to apply to the GID board. We need more representatives on this board, you would be working with the county and Bladeworks (the company that maintains the roads). Go to our website there is a link to the GID board, apply to the county to join it. There is also a place on the county website under roads and bridges where you can share your concerns about the roads. David Batey said that he had contacted the county and found out that road work will be done next week.

**Brief Mention (slides 23-24)**

Kathy reminded everyone to check out the website regularly to see what might be updated on the site. We will start communication exclusively via email. Remember to check your spam to ensure you are getting our communications. If you have a special situation, please send a letter to Brigitte. We will make exceptions, but for the most part we are moving to email communication. Check your spam and include the secretary email address in your settings (mhpoasecy.gmail.com)

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)

**New Business (slide 25)**

Kathy asked if anyone had new business. Steve Ferguson, 95 Forgotten Way, requested time to address the membership. Kathy gave Steve 3 minutes. He spoke about the difficulties he has had trying to start a business on his property. Last year, a fire was started on his property, he believes because of his position regarding STRs, though the detectives said the evidence was inconclusive regarding the setting of the fire, Steve said the Lieutenant thought it was probably set by a neighbor. Kathy requested Steve provide information regarding the detective’s name and report/conclusion since this is libel. Steve said he would do so. Steve asked that he be allowed to make a proposal/motion to de-annex his property from the neighborhood. Kathy told Steve that there is no process in the covenants that allows for de-annexation, but he could provide the Board with information, and they would take it under advisement.

Anne Hulbert, 734 Meadowview Dr., thanked the Board for hiring someone to repaint and maintain the Meadowdale Hills sign on the corner of their property, facing highway 36. She said it was looking worn and was thankful for the work done to spruce it up.

No other new business was introduced, and Kathy called an end to the meeting.

The meeting ended at 6:16p