

Meadowdale Hills Property Owners Association Annual Meeting

12:00 PM Saturday July 10, 2021 at Ravencrest

Called to Order

Meeting was called to order at 12:15 pm by Board President Josh Leeds. Board of Directors present were Josh Leeds, Caity Leeds, Kathy Moran, Keith Pearson, Chip Sproul, Kevan Davidson, and Brigitte Delisa

Keith Pearson monitored the voting via Zoom.

Update on Covenant Revision Voting

In February of this year the Board of Directors, after many years of discussion and feedback from community residents, revised the covenants and mailed to all property owners for a vote. As of today, MHPOA has received 70 ballots – 38 in favor and 33 not in favor. Josh reminded those in attendance that he is a notary and would be happy to notarize ballots for our community members.

Josh informed attendees, that one item in the new covenant revisions will not be able to be enforced as the State of Colorado just signed into law that that HOA/POA cannot regulate what type of signs or flags a property owner puts on their property. The law goes into effect in Sept. Our current covenants regulate size and political signage is limited to 45 days prior and after; based on community feedback the Board felt it was necessary to clarify what types of signs and flags could be on a property. But with this new law, the State has said HOAs cannot regulate what the sign says, but can regulate size and number; what this means is we cannot enforce it this covenant revision if it passes. Since we do not want to start the voting process over again, we need to just know that we cannot enforce this covenant as it is superseded by the state law.

Reminder that we need 84 in favor (majority of property owners plus one) in order to pass the new covenants. When the last revision happened in 1999 – it took three years to collect all the votes. We are hoping for this not to take that long this time.

Election of 2021-2022 MHPOA Board

New Board members were introduced and put to a vote of the community members in attendance both in-person and virtually. There is a vacancy for the Vice President - per bylaws we don't have to fill all the roles so we can move forward with vote. Motion to move to vote on new board was made by David Batey and seconded by Chuck Westerheide – we opened it up for discussion and any names to be added by the floor – there was no discussion or recommendations from the floor. All were in favor in person and virtually for the new board.

New Board to include:

Kathy Moran – President

Brigitte Delisa – Secretary/Treasurer

Kevan Davidson, Chip Sproul, Keith Pearson, Dan Turk, Paul Drouin – Directors at Large

Josh Leeds – Past President Ex Officio

Members also needed to vote on ACC Committee Members – motion to move to a vote was made by David Batey, this was seconded by Brigitte Delisa. All in favor in person and virtually.

New ACC Committee to include:

Keith Pearson

Sarah Westerheide

Ron Nickelson Vote to Approve

Annual Meeting Minutes 2019-2020

Every annual meeting, the members need to vote on the prior years meeting minutes. Caity Leeds presented and reminded that they had been on the website since last August. She asked if there were any questions. There were none. Brigette Delisa made a motion to put to a vote that we approve prior years meeting minutes, Chip Sproul seconded. All were in favor in person and virtually.

MHPOA Financial Reports 2020-2021

Caity went over the financial reports as of June 30th, 2021. The Board decided to use a different format for our financial reports in March 2021 utilizing more traditional formats of a balance sheet and income statement. Caity reminded the constant issue of the prior years road work payment coming out of current year budget.

This led to the discussion and vote of changing the fiscal year to a true calendar year of January 1 to December 31st. Since this would mean a change to our by-laws, it does need to be voted on by members of the community in attendance at the annual meeting. Moving to a calendar year would allow MHPOA to align more with expenses. This was announced in the annual newsletter and if voted in, will be explained in the July Assessment reminder. Kathy Moran moved to vote on changing the fiscal year from September 1 to August 31st to a true calendar year of January 1 to December 31st. Steve Misch seconded. We asked for any discussion. Two questions came up:

When would the new Board start if this was the case? It would still be July of each year

Can property owners pay the full \$200 (interim budget plus new calendar year amount mentioned in newsletter)? Caity indicated yes and would put that in the July Assessment Reminder

With no other questions, change of fiscal year was voted on and all were in favor.

With this in favor vote, Caity presented the Interim Budget (Sept. 1 2021 to December 31 2021) and the Calendar Year budget (January 1 2022 to December 31 2022) that was voted on by the 2020-21 Board. No changes to the line items for the calendar year. Caity explained with the interim budget, it was reflecting the common expenses incurred from Sept to December each year. Only question from community member was in regard to the legal expense line item and if we paid a lot to have the covenant revised. We explained that the new covenants were years in the making and consulted with an attorney a few years back, but the writing of the covenant revision was done by Josh Leeds and reviewed and approved by the 2020-21 Board to save money.

There will be no increase to the assessments for the interim budget or the calendar budget.

General Improvement District 11 (GID-11) Report

Chip Sproul, member of the GID Board, reported that the County has collected ~\$22,000 in taxes for our roads as of today's date and Bladeworks should be performing their annual repairs in August.

A property owner on Columbine Lane let Chip know about the poor conditions of road and that there is a ravine growing in this area. Chip indicated he would speak to them after the meeting.

Another property owner inquired about paving the roads, but unfortunately that would be a lot of money that the association does not want to pass along to community members.

Last question was about contractors and if they should be held responsible for any damage they do to the roads. This topic comes up every year and each year MHPOA says it would not be up to them as it is just too difficult to prove who damaged the road.

Architectural Control Committee (ACC)

Keith Pearson introduced himself and the current members of the committee and their role within the MHPOA. The ACC is charged with reviewing projects prior to construction – this could be new builds, remodels and/or additions to your home. Requirements are in the covenants but he explained it includes one dwelling unit, and two additional structures such as a garage or a storage structure max is 3 on a lot. No temporary structures are allowed and RVS can only be lived in if you are actively building. Projects that are happening now are from prior years:

544 Meadowview build was approved; 535 alpine shed approved; 228 pinyon a shed was approved

Keith addressed questions about solar projects – not from attendees but he is getting more of them – and explained that if solar is on the roof there is no approval needed by the ACC. If panels will be on a separate structure – then yes they need to be approved. There was an inquiry about new driveway but this is approved by the county but ACC and County do require a culvert to be put in

2020-2021 President's Report

Community Wildfire Protection – Josh reminded community members that they can set up a consultation on how to make their property as safe from wildfire as possible.

A community member brought up that a neighbor was camping on their property and had a fire going. Josh asked both community members to speak to each other about the issue, but at this time there is no fire ban in the county so therefore not against the rules.

Caity reminded members that slash is part of our fire mitigation and gave a quick report that we used almost the full budget this year which is excellent news.

It was brought up again that having a reflective address is a good idea and can be purchased in town.

WAPA Power Line Project Update this is moving forward but seems to have been delayed with Covid. No updates

Larimer County noxious weed management code – County has a line that you can call if weeds are getting bad – county will come in and cut down the weeds and bill property owner.

Snow Plowing – there have been questions about this snow plowing in our community and general rules are that snow plowing only happens if there is 4 more inches of snow and they will come through as early in the morning as possible but in the end, we do live on a mountain and we should be prepared if snow plow doesn't come through.

Estes Valley Broadband Update - Trailblazer Broadband guest speaker – Kim Smith

Kim is the Customer Experience Manager for Trailblazer Broadband – this is the town-owned high speed internet service. They are putting in a fiberoptic infrastructure that will cover all of the Estes Valley power grid. The new lines do follow elective paths which means property owners will see workers in the electric easements within the property range.

Kim gave a bit of history to why this came about and in 2018 the Town of Estes issued a survey and respondents overwhelmingly wanted more internet access. Trailblazer now have over 1000 customers and growing – the benefits of switching to Trailblazer is that they have the ability to keep up with the changing technology – old tech is having a hard time keeping up. Trailblazer brings fiberoptics to your home with speeds of 1 g up 1 g down. Trailblazer is more reliable and will improve property values as well; it creates jobs and keeps dollars locally. Project will last for ~5 years; MHPOA is now slated for end of summer early fall. To get service – visit www.trailblazerbroadband.com to register for information.

Their office hours are Monday through Friday 8-5 for customer and they have a 24/7 tech support when things are installed – first 90 days is the best time for a deal – Mountaineer package 69.99 – wifi and standard installation; do check with property if it may need more than a standard installation. They do not provide TV or phone lines yet – but you can call using your cellphone via WiFi calling.

Question about how it will get into your home. Fiber runs differently than traditional set up; 36 highway – construction is for cell service from Longmont not related to broadband.

Any New Business:

Kathy Moran took time to thank Josh and Caity Leeds their work over the last two years

Steve Ferguson new owner of property on Forgotten Way wanted to voice his opinion in regard to short-term rentals being prohibited if the new covenants go to effect. He said he understands the concerns about noise and other things that can arise from having renters, but he recently purchased and has spent a lot of money renovating his home for this purpose. He indicated he wanted to be a good neighbor and there are ways to ensure a good short term renter experience. He ended by letting those in attendance his intention of litigating against the POA if this is passed.

Kathy Moran wanted to respond to this. She explained that this has been a long time discussion within the community and through the years the constant feedback from the community is that they do not want this to become a transient community. Kathy explained that her and her husband bought here purposely because our current covenants do not allow for rental under 31 days or properties are only to be used for residential purposes; not for a business. They wanted the community feel and to belong to a neighborhood. They had past experiences in other neighborhoods where there was issues with renters. Kathy indicated that threatening litigation is offensive – we want you to be good neighbors and that is that. We have taken this position because we want to know our neighbors.

Tom Volgalberg, a community member mentioned that we have taken a lot of initiative letting realtors know in town that we do not allow short term rentals in our community.

Keith put forward that this is not the right forum to debate this topic and explained further the context behind where the vote came from – ballots have been sent out if it – campaigning for it or against it should not be in this forum. If you are against the clarifying language put forth in the new covenants, vote against it.

Steve Mitsch gave credit to Dan Bader who goes out and works Alpine Dr for the community around them. Steve said that they have reached out to neighbors around Alpine and have started having get togethers to get to know people and would like to continue with that.

Another community member asked where to get a Noxious Weeds booklet let them know county provides or you can get one at ACE.

With no other new business meeting adjourned at 1:40 pm