

Minutes for October 12, 2022 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
GID Board: Chip Sproul

Absent – None

Call to order at 6:25p

Prior Minutes' Approval – July 2022 (Annual Meeting Minutes 2022) approved

ACTION ITEMS from this meeting:

ALL BOARD MEMBERS

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 1a). Request updated collections policy from attorney (Item3a)

Kathy – write email to members regarding the results of the ballot issue (Item 1a); write up description of GID and get a link to county's website (ONBd)

Brigitte – post Kathy's email regarding the ballot vote onto the website and mail out to members that don't have email. (Item 1a). Email/mailout invitation to November 9 at 6p budget presentation meeting by no later than October 25th and post to website. (Item 4b). Send out Draft on Records Retention (Item3a). Post GID write up on website with link to county (Items ONBd)

Susan/Brigitte – work on determining how to invest balances in HOA accounts (Item 4b)

Kevan and Trevor – work with county, Forest Service: posting of signs on our roads (Item2a)

Keith – work with Forest Service and County re: firearm discharging in neighborhood (Item 2b)

1) Covenants/By Laws

NEW

- a. Update on the 2022 Amendment vote

Eligible properties 151 (15 properties had outstanding dues); 101 eligible properties voted "yes"; 15 eligible properties voted "no"; 35 eligible properties did not submit a vote. Two ineligible properties submitted "yes" votes but were disqualified. The attorney filed the newly passed amendment with the county on 9/28/2022 (effective date). Kathy to write an email/letter to members regarding the result of the vote; Brigitte will post it to the website and will email/mail as appropriate.

There was some discussion about what to do about the current STRs in the neighborhood. The concern is that the clarification of the covenant regarding STRs should prompt some action from the board and what that action should be. The HOA currently does not have the financial means to go through the legal process to shut down STRs. Neighbors can always use the covenants to stop a bothersome STR is needed. Board decided that 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.

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

OLD

- a. 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. Delegated to Trevor and Kevan. There was discussion about communications with local enforcement, Sheriff Dept., County and Forest Service and there seems to be inconsistency in the answers we have gotten from these agencies regarding putting up signage to dissuade people (jeep companies) from traveling thru private property, using ATVs on the neighborhood roads, specifically, who is responsible for what. There seems to be some non compliance by the jeep

companies regarding ATVing on county roads (which is illegal). There was discussion about contacting the various agencies to get some consistent answers on who is responsible and how to proceed. Trevor and Kevan will communicate with the appropriate agencies to see if we can get signage up in the neighborhood and get a clear understanding and consistent agreement regarding the use of neighborhood roads by hikers and jeep companies.

b. The issue with discharging of weapons in the neighborhood is difficult. Susan said that when she called the Sheriff about his, she was told that is the discharge was on 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.

3) Legal

NEW

- a. Draft of Document/Record Retention - Brigitte to send out the draft to Board for review and questions.

OLD

a. Review and discuss Collection Policy and Collection Letter – Kathy/Brigitte to ask attorney for update policy based on the new laws.

4) Treasurer's Report

NEW

- a. Current Financials – Brigitte presented the current financials (September 2022).

b. 2023 Budget – was discussed, changes made, Brigitte to mail out for Board review and questions. The Board Budget Approval meeting will be held on November 9 at 5p. The presentation of the budget to the membership will be on November 9 at 6p. Brigitte will post an invitation to this meeting for the membership on the website and email the meeting invitation no later than October 25th.

Discussion was held regarding the balance in the operating fund and where/what to do with the balance in light of 2023 dues collections. Brigitte also brought up that we have may need to hire an accountant to do an audit and to help determine tax filings. Susan will speak with her accountant about these issues and will work with Brigitte to determine investment choices for the balances sitting in the checking and savings accounts.

5) Architectural Control Committee

OLD

a. 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. 61 Columbine filed application for new construction which was approved

b. 751 Pine Tree filed application for new driveway and requested rules and regulations regarding county maintenance and plowing in light of the new outlet for the driveway being on that portion of Pine Tree that is currently not maintained by the county, as being too dangerous. Though the HOA can approve the application for the driveway, it cannot answer for the county regarding road maintenance. Owner/contractor to be referred to the county for maintenance issues.

6) General Improvement District Update

NEW

a. 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 maintenance going to be done in 2022

Other New Business –

a. Annual Budget Presentation Zoom Membership Meeting on November 9 2022 at 6p to be posted on website and emailed/mailed as appropriate

b. Update on new legal requirements regarding debt collection – the new process is difficult/expensive to implement, the amount currently owed is not enough to warrant the expenditure.

c. Road snow plowing, are we ready for winter? Austin Wilkinson is primary; Joe Good is back up. They will be meeting at Brigitte's house on Friday 10/14/22 to plan

d. How will Board respond to concerns/complaints about roads' maintenance – this is a county concern. Kathy will write up GID layman's explanation of how this county board functions. Brigitte will post to the website with a link (if available) to the county site.

Adjourned at 9:04p