Agenda for January 12, 2021 Quarterly Meeting of the Meadowdale Hills Property Owners Association Board:

Attendance – Kathy Moran, Brigitte Delisa, Keith Pearson, Josh Leeds, Dan Turk, Paul Drouin

Absent - Chip Sproul - Josh attended for GID

Call to order 7:04p

Prior Minutes’ Approval - Approved with no changes

**1) Architectural Control Committee**

OLD

a. 76 Columbine Solar Panel Project Recommendation. This project was approved by ACC. Item Closed

**2) Covenants**

OLD

Current vote sits at: 35 NO to the passing of the covenant changes; 46 FOR passing the covenant changes; 85 absent votes. Passage would require half plus one (a total of 84). There was discussion regarding the length of time the Board is keeping the voting open (it has been 11months), it was communicated that the previous covenant changes voting took 5 years to pass. Some discussion was also had regarding the possibility of communicating with homeowners who would be amenable to voting for the changes who have not turned in their ballots; or communicating with all the absent voters. Josh explained that the covenant changes must be filed with the county and the country requirements are one reason why the voting needs to be kept open until the majority of the homeowners decide otherwise. Also discussed presenting the issue at the next Annual Meeting to get homeowners’ input. At this time, the Board is tabling this item.

**3) 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. Keith will ping again to see.

NEW

Kathy spoke with Steve Kittiell(sp), Forest Service employee, who said he would see if they have a sign in storage that they could put up on Pole Hill to say there is no forest access on Alpine. Members of the Board and homeowner Steve Misch, suggested a subcommittee comprised of Dan Bader, Steve Misch and Keith Pearson(volunteered at the meeting) who would work with Mr. Kittiell to discuss the issues and determine how to slow/stop forest access travel by ATVs and ATV Trailers on Alpine. Kathy will reach out to Dan and Steve Misch to see if they want to work with Mr. Kittiell

**4) Legal**

NEW

a. Received proposal from Orten Cavanagh Holmes & Hunt, LLC for legal representation and work. We can call and have a conference call with them to determine if we want to employ them.

Brigitte will set up a conference call with Kathy in February (the 2nd, 3rd or 4th if possible) and any other Board member who might be interested in conversing with the law firm about their services, pricing and what we can do for ourselves.

**5) Treasurer's Report**

a. 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

b. Treasurer’s report Financials were submitted to the Board for the year ending December 2021.

It was requested that 2021 financials be submitted pre and post fiscal year change, i.e., PL and BS Jan 1, 2021 to Aug 31 2021 and separately, Sep 1, 2021 to Dec 31, 2021. Brigitte agreed to send these out with the minutes.

**6) General Improvement District Update**

OLD

a. Discuss idea for neighborhood reps from road areas to help with understanding of how the road maintenance

process works, how to productively raise concerns, and general communication help  
The discussion revolved around homeowners wanting road work done that has been requested for a long time. Paul brought up an issue on Alpine, which Dan seconded for Pine Tree. There was a request that the GID and the county road supervisor advise the homeowners when they are doing their seasonal ride along so the homeowners could speak with the county road supervisor regarding the road conditions. Also suggested was that a homeowner from each street be part of a subcommittee to work with the GID on fixes. As Josh explained, the GID represents the homeowners and homeowners should submit any questions or comments to the GID. He also explained that when the GID does the ride along with the county, the GID submits a list of the different requests for road work to the county. The county looks at the requests in light of the severity and costs of the issues and determines what/how they will be prioritized. Items that are “band-aided” are done that way because the tax dollars and dues Meadowdale pays, does not cover all the work or even most of the work that homeowners want. Also suggested was that a writeup be placed on the website that explains how the process works and/or a list of the work GID submits to the county and the ultimate list of things that will be repaired or worked on. Josh will take these suggestions made at the meeting back to GID for consideration.

**7) 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.

Keith said they have not had the bandwidth go over the draft he has put together. Will work on it

NEW No new projects

Discussion regarding the building additions made at 73 Forgotten Way without ACC approval. Keith also discovered that they had not pulled a permit either. Discussion about the impact unpermitted work has on the neighborhood, and the covenants/by laws led to the conclusion that HOA needs to inform the owners that we have spoken with the county about this new unpermitted work, and the HOA needs to alert the county. Keith will do this.

**Other New Business** –

a. 71 Pine Street STR application status. The appeal was denied by the county, who has determined that Meadowdale does not lend itself to STRs due to several factors, including: it is a dry mountain, the homeowners are very vocal about not wanting STRs

b. Cluster mailboxes-Proposed reconfiguration of mailboxes. Brigitte will speak with Mark (he reached out about this) and ask that he send a proposal. Brigitte did speak with Mark, he will send a proposal, but what he wants to do is set up the cluster boxes by street and house number.

c. Board contact with the county road people for winter plowing-Pole Hill plowing issues. Brigitte to ask Josh if GID is the contact.

d. Homeowners on Alpine to determine snow measurements for plowing: Susan Johnston, Steve Misch have agreed to be lookouts for 4” snow and will call Brigitte to engage plower.

e. Brandon Borries had personal issues was not available to plow, Found Austin Wilkinson, who is willing to

be an alternate. Will be discussed with Brandon when he returns, also will request a contract.

f. Sarah Westerheide’s daughter in law succumbed to cancer and Sarah and spouse are taking care of the grandchildren. Kathy is going to find out if there is anything Sarah needs and will reach out to us to contribute towards whatever is needed.

Adjourned 9:21p