

## Minutes for February 20<sup>th</sup>, 2017 meeting

Board of Directors, East Meadowdale Homeowners Association

7:00pm at Ron Delka's house, 8112 Dry Creek Cir

*In East Meadowdale HOA minutes, Dry Creek Circle is referred to as "DCC", Meadowdale Square as "MDS", New Level Managers as "NLM"*

- I. CALL TO ORDER and ROLL CALL (3 min)  
Meeting called to order at 7:01 pm by President Eve Lempriere (present by speaker phone). Other Board Members present: Ron Kiel, Ron Delka, Joe Osborne, Kim Hawksworth, Martin Tobias; and Property Mgr Carl Weakland of New Level Mgrs.
- II. ESTABLISH A QUORUM (2 min)  
Quorum established
- III. APPROVAL OF MINUTES OF LAST BOARD MEETING (10 min)  
Ron D. motions to approve, Ron K. seconds, and the Board approves unanimously.
- IV. OWNERS AND RESIDENTS FORUM (HEARING IF NECESSARY) (15 min)
  - a. No new issues brought to the Board
- V. APPROVAL OF FINANCIALS (10 min)
  - a. Ron D. motions to approve, Eve L. seconds. Board approves unanimously.
- VI. REPORTS OF OFFICERS (10 min)
  - a. President's Report:
    - i. Eve L. will remain on the Board, but will step down from President role.
    - ii. Joe O. will not seek reelection to new term upon end of term in March.
    - iii. Board will look for possible new Board members between now and annual meeting.
  - b. Manager's Report:
    - i. Fence at 8119 DCC has been repaired and is back in working order.
    - ii. Only 2 homes with delinquencies this month; Eve L. spoke with one of the homeowners already so should be caught up by next meeting
    - iii. Annual Meeting is set for Wednesday 7:00pm, March 15<sup>th</sup>, 2017, at the Left Hand Grange.
    - iv. Re: ongoing street drainage issue between 8096 and 8100 MDS, Carl checked with county about drainage easements around HOA grounds, but hasn't heard back
- VII. OLD BUSINESS (20 min)
  - a. Walk-through List:
    - i. Eve L. suggests scheduling an annual walk-through after April meeting
  - b. Emerald Ash Borer treatment plan: Carl is waiting for bid from Helping Hand Tree Service, and will get another bid from Davey Tree Co. Eve L. asked for 3<sup>rd</sup> bid as well, and for Carl to send bids to Board as soon as he gets them so Board is ready to make proposals at annual meeting. Carl suggests we pre-approve an estimate for now to save the spot on the proposed budget. Ron D. suggests that we start on all trees asap b/c of news of EAB in Longmont and Boulder. Based on information Board already has about potential costs, \$8000 budget for tree service in new fiscal year should be sufficient to handle EAB mitigation for the common grounds.

- c. Ron K. brought up issue of Ash tree that has grown into the evergreen trees at NE corner of Meadowdale Dr and Niwot Dr. That tree needs to be removed.
- d. Eve L. asks Board to keep eyes on the Cottonwood trees around the common areas since they're aging and getting so large.
- e. Kim H. asked if anything is going to be done about broken curb in front of her home. Carl will have it patched

VIII. NEW BUSINESS (20 min)

- a. 2017 Budget:
  - i. Landscaping costs will increase. Carl has 2 bids.
  - ii. Ron D. thought it might make sense to slightly increase roofing budget in case Board has issues with older roofs still waiting for replacement.
  - iii. Board will propose at annual meeting a 10% increase to dues, to continue budget goals established at annual HOA meeting in 2016.
- b. 2017 Meeting Agenda reviewed

IX. ADJOURNMENT – at 8:45 pm