

## Minutes for 16 January 2017 meeting

Board of Directors, East Meadowdale Homeowners Association

7:00p at Ron Delka's house, 8112 Dry Creek Circle

*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 (2 minutes)
  - a. Meeting called to order at 7:02pm by President Eve Lempriere. Other board members present: Ron Delka, Martin Tobias, Kim Hawksworth, and property manager Carl Weakland.
  - b. Absent: Joe Osborne and Ron Kiel
- II. ESTABLISH A QUORUM (1 minute)
  - a. Quorum established.
- III. APPROVAL OF MINUTES OF LAST BOARD MEETING (2 minutes)
  - a. Eve L. motions to approve minutes, Ron D. seconds. Approval unanimous.
- IV. OWNERS FORUM (15 minutes)
  - a. 8099 MDS would like to change front door for new door within community standards. Board approves contingent on submission of specifications on new door along with a picture.
  - b. 8119 DCC sent an email to Ron D. and Martin T. about roof venting issue. The email will be forwarded to the entire board.
  - c. 8116 DCC sent an email regarding ongoing roof issues and moisture. NLM will have B&M Roofing come out again for evaluation, as well as a second roofing company for another opinion.
- V. APPROVAL OF FINANCIALS (5 minutes)
  - a. Ron D. approves, Martin T. seconds. Approval unanimous.
- VI. REPORTS OF OFFICERS (20 minutes)
  - a. President's Report – Welcome to 2017! Big issues this year: budget / reserves, dues going forward and Emerald Ash Borer treatment. Feedback regarding snow plowing is much better than last year once Carl talked to them about needing to do the driveways too.
  - b. Manager's Report
    - i. NLM met with a civil engineer to look at the ongoing drainage problem on Meadowdale Square. The civil engineer is checking with the county for original maps of the plats to get an idea of how the drainage was originally designed. One idea is putting in a trench drain under the sidewalk that runs beside 8099 MDS (would require tearing apart the sidewalk and repouring it).
    - ii. Carl has also looked to replace the sign at MDS and Meadowdale Drive, but isn't sure what the sign originally said or illustrated.
    - iii. Carl will be checking with The Grange to secure a date for the annual meeting in March.
- VII. OLD BUSINESS (30 minutes)
  - a. Walk through list –
    - i. 8075 MDS will receive a letter from NLM to clean up their fence (paint/repair).
    - ii. We have closed out the icy path issue (near 8099 MDS) by trimming bushes and putting in sand buckets. Feedback thus far is that the path has been better than in previous years.

iii. Emerald Ash Borer (EAB) – Eve L., Kim H., and Kelly C. (community owner) walked the property and evaluated ash trees to rate them based on health and location. This was distributed to the Board with maps and a spreadsheet. The Board reviewed the list and discussed each tree. Next step is to figure out how much EMHOA can spend each year on the EAB treatment / tree takedown. Eve will email the list to Carl to get quotes from 2 – 3 companies on treating trees and removing trees that are in poor health.

1. Ron D. found a company – Helping Hands Tree Service – that offers good rates on treating and removing trees.

VIII. NEW BUSINESS (20 minutes)

a. Discuss 2017 Budget – Ron D. pulled together a proposed 2017 budget for EMHOA. With the budget and expenses as predicted, reserves will be drained down ~\$43,000. Board discussed possibility of raising dues to balance expenses. This will be discussed further at the annual meeting in March.

IX. ADJOURNMENT

a. Meeting was adjourned at 8:41pm.