

EAST MEADOWDALE HOMEOWNERS ASSOCIATION

Minutes for April 17, 2017 meeting

Board of Directors, East Meadowdale Homeowners Association

7:00pm 8112 Dry Creek Circle

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

- I. CALL TO ORDER and ROLE CALL
 - a. Meeting called to order at 7:00pm by President Eve Lempriere. Other board members present: Ron Delka, Ron Kiel, Martin Tobias, Kim Hawksworth and Tyler Baron. Property manager Carl Weakland also in attendance.
- II. ESTABLISH A QUORUM
 - a. Quorum established.
- III. APPROVAL OF MINUTES FROM LAST BOARD MEETING
 - a. Ron D motions to approve minutes, Ron K seconds, Approval unanimous.
- IV. OWNERS FORUM
 - a. Kim asked question on who is responsible for driveway repair in MDS, the HOA is except when an owner rips it up for pipe repair work
 - b. 8063 MDS: Bush was on fire and damaged corner of house, luckily homeowner smelled smoke and called the fire department. \$1590 damage. HOA will pick it up. Repairs being made.
- V. APPROVE FINANCIALS
 - a. Ron K motions to approve, Martin T seconds, Approval unanimous.
- VI. REPORTS OF OFFICERS
 - a. President's Report
 - i. Congrats on 2016 to old board, welcome to Tyler as we start a new year. Big projects – finish paint cycle (almost), Emerald Ash Borer treatment, roof work?, new property walk through needed when weather is better
 - b. Manager's Report
 - i. Replaced expansion tank in water system
 - ii. Delaying turning on sprinklers due to low water level, ground water is 4' below last year so could run low in July/August if we don't get more moisture
 - iii. Received notice from Boulder County requiring proof that we have hired a company to treat the 3 Ash trees on the northeast side of Meadowdale at the intersection with Neva Road for Emerald Ash Borer or they will remove the trees. NLM will send proof as soon as we commit to company.
- VII. NOMINATION FOR BOARD OF DIRECTORS
 - a. President: Ron D
 - b. Vice President: Kim Hawksworth
 - c. Secretary: Eve Lempriere
 - d. Treasurer: Tyler Barron
- VIII. OLD BUSINESS
 - a. Meadowdale Square Drainage
 - i. Cost to bring in an engineer is ~\$7800 for design
 - ii. Original HOA design was for water to go down sidewalk
 - iii. Superior Aggregate - \$10K total for repairs that are needed anyway, could re-grade so water flows down sidewalk. Ron K motioned, Ron D seconded and rest of Board approved getting bid
 - iv. Kim identified Advanced Sewer and Drain for a 2nd opinion
 - v. \$17.5 in budget for this work
 - b. Emerald Ash Borer Treatment
 - i. Reviewed bids from Davey Tree, Tadikkan, Helping Hands tree service, waiting on final clarification before committing.
 - c. Landscaping company chosen – Sun and Shade Groundskeeping
 - i. Clean up will start this week

IX. NEW BUSINESS

- a. 8119 DCC had presented the Board with a quote for changes to the roof to remove vents that were added in the hope of fixing issues that have been reported. The bid was dated Aug 2016, NLM will seek a new bid to return roof to condition after fixing the damaged section (i.e. removing the vents).
- b. 8116 DCC winter roof moisture reported – A 2nd opinion was provided by Black Roofing identifying that the issue was due to condensation. It was identified that this was not the responsibility of the HOA.
- c. 8076 & 8084 MDS work to be done this summer as part of regular maintenance, discussed bids

X. ADJOURNMENT

- a. Meeting adjourned at 9:05pm.