

EAST MEADOWDALE HOMEOWNERS ASSOCIATION  
Minutes for May 15, 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 Square as "MDS", New Level Managers as "NLM"*

- I. CALL TO ORDER and ROLE CALL
  - a. Meeting called to order at 7:02pm by President Ron Delka. Other board members present: Ron Delka, Ron Kiel, Martin Tobias, Kim Hawksworth, Eve Lempriere 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 K motions to approve minutes, Eve L seconds, Approval unanimous.
- IV. OWNERS FORUM
  - a. 8075 MDS: Board received complaints of a child riding a dirt bike riding on Meadowdale Square roads, complaints are due to noise as well as safety concerns to both the biker and car traffic. A letter will be sent to the Homeowner asking that the dirt bike not be ridden on HOA property.
  - b. 8044 DCC (representing the Community Garden): requested to expand the Community Garden by 3'. Arch Review document sent to Board by email. Extension approved.
  - c. 8124 DCC: gas lines are being encroached by plants, also there is a dead Aspen tree just outside the fence (Ron K will assist with removal, it had been previously identified for removal during an update of HOA tree inventory)
  - d. 8075 MDS: Concerns sent to Board regarding fence being in poor condition (owner is repairing it now)
  - e. MDS Parking area: Two concerns were forwarded to the Board, one of the bumpers had been knocked over and the split rail fence was falling over. Both have been fixed by NLM, landscapers will shore up around posts.
  - f. Ron K cleaned up and repainted the cistern pump cover.
- V. APPROVE FINANCIALS
  - a. Ron K motions to approve, Tyler B, seconds, approval unanimous.
- VI. REPORTS OF OFFICERS
  - a. President's Report
    - i. Save paper – email ledger to treasurer in future
  - b. Manager's Report
    - i. Sprinklers are running now, will probably shut them off on Wednesday since the temps are predicted to be below freezing. Ground water is 6'-8' below last year so could run low in July/August if we don't get more moisture. Damaged sprinkler heads are being handled by landscapers. Time clocks have been set for dry conditions.
    - ii. No delinquents.
    - iii. Extra trash fees were incurred this month, bill will be forwarded to homeowner.
    - iv. Replaced pressure gauge on the pump.
- VII. OLD BUSINESS
  - a. Meadowdale Square Drainage
    - i. Will have quote by next meeting from Superior Aggregate Quote
  - b. Emerald Ash Borer Treatment
    - i. Will contact Helping Hands tree service, for final quote and after signed contract, Carl will notify Boulder County once contract is signed.

VIII. NEW BUSINESS

- a. 8119 DCC: Received bid to remove vent caps that had been installed based on the original recommendation of B&M Roofing, this will bring the roof back to condition after fixing of damaged area but prior to addition of vents. Carl will go back to B&M to ask for documentation identifying the current status of the roof, why the roof vents were recommended and then added and what recommendations that they would have now.

IX. ADJOURNMENT

- a. Meeting adjourned at 8:24pm