

EAST MEADOWDALE HOMEOWNERS ASSOCIATION
Minutes for June 16, 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 7:03pm 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. 8084 Meadowdale Sq: Architectural Review request: Window replacement: 10 total windows, all except large front and slider are like-for-like replacement. Master bath will change to single glass instead of split opening. Marvin windows, fiberglass, white, no paint frames. Board requested technical specifications on the construction of the windows including materials, size and specifications. Board agreed to approve by email as quickly as possible once the specs have been sent.
 - b. 8063 Meadowdale Sq: Requesting to plant of Magnolia Tree on HOA property: specs 15' from any structure, asking for approval to plant 17-25' from back of house on HOA property. Motion made to approve it for planting on HOA property as designated in Architectural Review if it is identified as recommended on Front Range Recommended Tree list provided by the Boulder County Extension Office at: <http://extension.colostate.edu/docs/pubs/garden/treereclist.pdf>. Eve, Second: Tyler. All approved.
- V. APPROVE FINANCIALS
 - a. Ron K motions to approve, Martin, seconds, approval unanimous.
- VI. REPORTS OF OFFICERS
 - a. President's Report
 - i. Discussion on how President's report will be handled going forward – will document a topic relating to the HOA and present for discussion.
 - b. Manager's Report
 - i. EAB review – see Old Business
 - ii. Well house – had to replace a control panel, pumps wouldn't work, it kept tripping out, took the fans out, put screen in with vents on opposite side to get air flow, added a support to prop it open
 - iii. Water level in cistern – VERY low, is ground water so conservation won't save it. Holding mowing to try to keep it looking nicer.
 - iv. Received a letter from the state requesting we install a meter, at our expense, to identify how much water we remove from the cistern. More research needs to be done to determine if this is our cistern or the one for Cottonwood West which is also on our property.
- VII. OLD BUSINESS
 - a. Meadowdale Square Drainage
 - i. Received quote from Superior Aggregate Quote - \$21958. Will impact two areas: 1) raise asphalt at end of driveway near 8099 MDSQ and create a slope down the path and 2) will build a swale by 8080 Meadowdale Square so water is directed down the path and ultimately into the cistern. Proposal is to use budget from Asphalt Repairs,

Concrete repairs to cover excess over what was budgeted. Martin made a motion to approve this work, Eve seconds, all approved (Ron not present).

- b. Emerald Ash Borer Treatment
 - i. Helping Hands tree service was identified as the contractor, 19 trees were approved for treatment – Priority 1 & Priority 2 on the list. Will now contact Boulder County for our free permit for the Ash trees that are on county space.
 - ii. An updated EAB treatment list will be provided to Board and NLM (Eve)
 - iii. Home Owners who were identified as having Ash in their yards will be identified and contacted regarding their need to maintain their own trees
- c. 8119 DCC Roofing request: Received explanation from B&M Roofing on why they did what they added the vents. At this time it appears that the warped shingles were successfully repaired and the new shingles are fine. The HOA has identified that additional changing of the venting structure is not the responsibility of the HOA. NLM will notify the homeowner of the results.

VIII. NEW BUSINESS

- a. Painting Bids approved, units identified will be repainted in current color. Eve made a motion to approve painting bids, Martin second, all approved (Ron K – not present)

IX. ADJOURNMENT

- a. Meeting adjourned at 8:24pm