

EAST MEADOWDALE HOMEOWNERS ASSOCIATION
Minutes for August 21, 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 ROLL CALL
 - a. Meeting called to order at 7:04pm by President Ron Delka. Other board members present: Martin Tobias, Eve Lempriere, 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. Kim motions to approve minutes, Tyler seconds, approval unanimous.
- IV. OWNERS FORUM
 - a. 8124 DCC: Architectural Review submitted requesting to lower one side of the fence making it the same height as the back fence. Board requested that it be handled by a professional and the AR resubmitted with professional quote.
 - b. 8087 MDS: Request for a new fence. Will replace with a similar fence (vertical, wood fence). Eve motions to approve, Kim seconds, all approved.
 - c. 8198 DCC: Replace living room windows, this company has worked in EMHOA before, will add internal white grid, it will replace with same size and style. Kim makes a motion to approve, Tyler seconds, all approved.
 - d. 8022 DCC: Request to remove wall AC unit and replace with a larger window. HOA response: More info needed including window specifications, contractor review to show it can be done, grid/no grid. New Level Managers will contact owner for more information.
 - e. 8062 & 8034 DCC: Please treat the ash tree in the front yard for EAB (this is the tree that someone volunteered to "adopt" at the Annual HOA meeting). Individual will go back to homeowner to identify that the tenant had volunteered for it, and the owner should contact the tenant.
 - f. 8068 Meadowdale Sq: Request to be reimbursed for Wall2Wall Painting the siding on the exterior of the house. Motion: We will pay for the painting of the trim ONLY in the future (not painting or maintenance of the siding). Ron made a motion, Tyler seconded, 4 approve, 2 do not approve.
 - g. 8063 Meadowdale Sq: Volunteered by email to assist with tree trimming in MDS and along Meadowdale.- approved by the board.
 - h. 8072 MDS: Email request to clean up mulch around the MDS mailboxes. Completed by NLM.
 - i. 8162 DCC: This area is running into problems with not enough parking spaces, request to have the Board review adding a new parking pad in this area , in the next few years.
 - j. 8116 DCC: Emailed in problem with water blisters developing under the paint in two locations, 1) 2nd floor near the gutter and 2) 1st floor just below the 2nd floor post. Concerned that there is a problem with the gutter, please have someone look at it. Roofing company stated that it is from internal moisture, the HOA is not responsible for internal moisture issues.
 - k. 8116 DCC: Need hole plugged up where there was a previously removed wasp nest. - Completed
 - l. 8192 DCC: Email request to return the oversize mailbox containers that were next to the regular mailbox stand at the far north-eastern side of DCC. Cost for replacement is \$1187. HOA Board identified that we will not be paying for these boxes going forward. Request that they file a complaint with the Post Office. Larry S will contact the owner.
- V. APPROVE FINANCIALS
 - a. Eve motions to approve, Tyler, seconds, approval unanimous.
- VI. REPORTS OF OFFICERS

- a. President's Report
 - i. Working on a new form for Architectural Design Reviews that provides more information on what the homeowner needs to submit and prepare for before submitting it.
- b. Manager's Report
 - i. Meter ready to install on pump system – will be installed Friday morning.
 - ii. Ash tree at 8098 DCC: tree trimmers suggested we trim it for now and not remove it as we had identified in Ash tree plan. NLM approved the trimming.

VII. OLD BUSINESS

- a. Open Board position – Larry Scubelek volunteered to join the Board during the interim period before our next annual meeting.
- b. Meadowdale Square Drainage – Work will start on Aug 31 and will take 2 weeks, residents will need to park on visitors lot or Meadowdale Drive. The road will be closed during that period.
- c. Emerald Ash Borer Treatment – All have been treated, and we now have Boulder County Permit in hand to maintain the Ash trees along Meadowdale.
- d. Architectural Review Committee going forward:
 - i. Martin and Tyler (along with Ron D) will get a copy of each submitted Design Review when submitted then review them promptly to make sure that they are complete and ready for Board review.
- e. 8119 DCC:
 - i. Ron D. followed up with Homeowner on previous requests
 - ii. Received notice from a lawyer representing this homeowner asking about their open issues.
 - iii. EMHOA lawyer has been contacted.

VIII. NEW BUSINESS

- a. Snow removal contract
 - i. Discussed adding shoveling of parking pads in DCC, Board identified that due to both the extra expense and the challenges with shoveling around parked cars including avoiding damaging the cars and the snow build up around parked cars, it would not be added this to their requirements.
 - ii. Eve L motions that it be approved, Martin second, all approved
- b. 8137 DCC: cantilever board securing deck is now rotting and needs to be replaced, NLM will contact owner for a professional quote.
- c. License 8165 DCC window well: signed

IX. ADJOURNMENT

- a. Meeting adjourned at 9:32pm