

EAST MEADOWDALE HOMEOWNERS ASSOCIATION
Minutes for October 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 ROLL CALL

- a. Meeting called to order at 7:05pm by President Ron Delka. Other board members present: Martin Tobias, Eve Lempriere, Kim Hawksworth, Larry Scubelek and Tyler Baron. Property manager Carl Weakland also in attendance. Owner of 8064 present for Owners Forum.

II. ESTABLISH A QUORUM

- a. Quorum established.

III. APPROVAL OF MINUTES FROM LAST BOARD MEETING

- a. Minutes of the September meeting will be approved by email.

IV. OWNERS FORUM

Architectural Review Requests

- a. 8064 MDS: Request to replace 10 windows with white, vinyl, ClearValue windows that will be the same style as it is replacing. Already has permit. Eve motions to approve windows, Tyler seconds, vote is unanimous. NLM will notify homeowner.
- b. 8125 DCC: Request to add a gas line. Board requested to see a permit from Boulder County and will re-evaluate after reviewing the permit. NLM to request permit from homeowner.
- c. 8184 DCC: Request to have 2 cottonwoods removed behind trees, he will remove the stumps. NLM will get two bids, one with stump grinding, one without.

Other issues / feedback

- d. 8084 MDS: What is HOA insurance policy deductible? Is it a \$5000 deductible and are we looking at raising it when we renew it? Tyler will respond back to homeowner that we are at \$5000 and at this time the Board does not intend to raise the deductible. In reference to a question on adding solar panels to the roof, Tyler will also clarify with the homeowner that he and future owners would then be responsible for all roof expenses (including but not limited to repair and replacement) going forward.

V. APPROVE FINANCIALS

- a. Tyler motions to approve, Kim seconds, all approved.

VI. REPORTS OF OFFICERS

a. President's Report

- i. Appreciate last month's meeting and hearing from homeowners, our job as a Board now is to respond back to the concerns that were identified. Will discuss issues during our next meetings.
- ii. Primary concern clearly voiced was that there is a lack of communication; this needs to be our focus.
- iii. We need to be more proactive with major projects.

b. Manager's Report

- i. New water metering installed - Company that is certified by the state came out to certify the new meter, waiting on certification to be sent and filed by the state.
- ii. NLM is talking with the state water engineer regarding our well. We got a letter from the state identifying that we are required to augment the water we take out of the cistern with the same amount since we are under an "augmentation" plan according to the state. In summary, we are taking water from the South Platte River and need to put back what we use. Our drain is defined as absolute though so it isn't clear what is required. NLM is asking for clarification. Waiting on engineer to get back to us on what is needed to prove we are in compliance.
- iii. Meter has been removed from pump house for the winter.

- iv. Installed two signs stating "slippery when wet" along the drain/sidewalk on the northeast side of the cul-de-sac near 8099 MDS.

VII. OLD BUSINESS

- a. Meadowdale Square cul-de-sac road work:
 - i. Feedback and observation by multiple Board members during recent rain storm is:
 - 1. Water is flowing as intended for the completed project
 - 2. Modifications are working as intended
- b. 8076 & 8084 MDS: New roof?
 - i. Residents requested a roofing company come out to look at their roofs to check on condition. NLM will have B&M Roofing evaluate the current condition of each roof and quote as needed.
- c. 8119 DCC:
 - i. B&M came out
 - 1. Confirmed seal on roof jacks
 - 2. Nailed down some loose shingles
 - 3. No curling shingles identified
 - 4. Report will be forwarded to residents' legal counsel by HOA's legal counsel
- d. Licensing program for EMHOA
 - i. Discussed previously, on hold for period
 - ii. Idea is that changes to communal areas or HOA property that have been approved by the HOA Board but then become the responsibility of the homeowner will require a license be given to the homeowner and filed with HOA documents.
 - iii. Examples: HVAC compressors, modified window wells, siding added to the home, roof modifications.
 - iv. Martin makes a motion for a general license agreement to be created, Eve seconds. All approved.
- e. Picnic this weekend!
 - i. Thanks to volunteers - Stacy, Michelle and Geoff.
 - ii. Sprinklers are off.

VIII. NEW BUSINESS

- a. Gutter bid: Kim motions to approve, Martin seconds. All approved.

IX. ADJOURNMENT

- a. Meeting adjourned at 9:00pm