

EAST MEADOWDALE HOMEOWNERS ASSOCIATION
Minutes for September 18, 2017 meeting
Board of Directors, East Meadowdale Homeowners Association
7:00pm Lucky Pie Meeting Room, 7916 Niwot Road

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 7:02pm 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. Additional homeowners as documented below.

II. ESTABLISH A QUORUM

- a. Quorum established.

III. APPROVAL OF MINUTES FROM LAST BOARD MEETING

- a. Larry motions to approve minutes, Tyler seconds, all approved.

IV. OWNERS FORUM

Architectural Review Requests

- a. 8198 DCC: Request to replace windows on second floor, same vendor and same time as those that were approved at last meeting. Motion made by Tyler, seconded by Larry. Approved unanimously.

Other issues / feedback

- a. 8062 Dry Creek Circle – Please add the Ash tree in front and between the two houses to the Ash tree treatment program, it is a gathering place for the neighborhood. This is the tree that that was adopted at the Annual meeting. The person who adopted it was a renter, not the homeowner, the renter agreed to pay for it this year but request asked it be added going forward. The Board agreed and confirmed that this tree will be included in our HOA Ash tree program. Note that the go forward Ash tree program includes treatment, removal and tree replacement as deemed appropriate in the future.
- b. 8092 MDS: Request for driveway in front of the duplex be replaced as it is in poor condition.
- c. 8092 MDS: Concern over pooling of water at right edge of the front of the drive way. Would like it mitigated by the HOA.
- d. 8076 & 8084 MDS: New roof? Isn't in this year's budget, plan was 2018 which was approved at the Annual Meeting in March. Note made that there is a new Boulder County code that a new roof can't be layer on top of the old one the way you used to, must start with a new roof. Homeowner would like an estimated time frame for when this can be expected.
- e. 8076 MDS: Homeowner feels that the drainage in front of her house is awful, water sits in front of the house and doesn't flow down. Over time, it appears that a piece of the asphalt sunk. She would like Board to look at it. No urgent safety or flooding concerns. This is not part of the area where remediation was just completed.
- f. 8100 MDS: By email: requested a copy of the documents that were approved as part of the work done to mitigate the Meadowdale Square drainage problem. Document provided by NLM.
- g. 8184 DCC: Sprinkler head is pointing at house and into window well, please realign. NLM will realign sprinkler.
- h. Meadowdale Square Drainage work feedback as voiced by specific homeowners:
- i. 8099 MDS:
1. Concern about lack of communication by the Board and Property Manager through this process. Also a complaint about how a specific Board member communicated with the homeowner where the homeowner didn't feel like the Board member listened or respected his concerns.
 2. Concerns about our processes. No one reached out to the neighbors about the proposal to work on the situation or ask about their thoughts on it. They would have liked an opportunity to provide feedback on the situation and on the remediation plan. The first notification many received was a message saying you need to move your car in 5 days.

3. Concerns that the design referenced for the work is from 30 years ago. The homeowner felt that due to changes through time, a new design should have been requested and prepared.
 4. While the homeowner believes that it is true that some water has been diverted from the drain that is consistently over capacity, he thinks that now there will be more water heading directly to his house possibly causing more water than before to pool in front of his house and increase the chance of flooding in his basement.
 5. Due to increased water around the homeowners home, he would like either a barrier, a deeper groove in the path, a lip to the drive way or a retaining wall to encourage water down the path and not up the driveway or on the soil/grass area.
 6. Asked if the HOA is willing to put in writing that if there is flooding in his basement due to the design changes, the HOA will be responsible?
 7. Concerns about water collecting on path, it is currently slippery and slimy even in the summer. This path is in the shade and gets especially slippery and dangerous in the winter. Additional water on the path could make it worse.
 8. Snow plow and melting of snow piles is a concern.
- ii. 8080 MDS:
1. Expressed concern that the project was approved based on an old design.
 2. Homeowner is concerned about aesthetics; believe it is a negative impact to property values down in that area, the homeowner feels like the edges are rough, the patches look very piecemeal and the driveway line isn't straight. Also machines that were brought in damaged the road that they drove on.
 3. Disappointed that the Board spent that much money on something that looks so bad and believes that this was a huge, expensive project that had been rejected in the past, why was it brought back?
 4. Can the hump where the new dip meets the curb near this house be highlighted in yellow for safety since there is a lip where it meets the curb?
- iii. 8083 MDS:
1. Expressed concerns about the relationship between the Board and Homeowners.
 2. Is concerned about aesthetics, it looks subpar and the homeowner feels it devalues the homes in that area.
- iv. 8084 MDS:
1. Pre-communication would have gone a LONG way, homeowner would have liked to know who to ask questions of (i.e. when the road company disappeared for a few days and homeowners didn't know the schedule).
 2. More advance notice for major activities is requested in the future.
- v. 8092 MDS:
1. Request for driveway replacement and gutter repair, would like the Board to take it under advisement and would like a estimated time line:
 - a. Ice build up concerns, homeowner has almost fallen multiple times.
 - b. Board confirmed that HOA is responsible for this driveway work and gutters.
 2. In reference to the Meadowdale drainage project evaluation, homeowner wanted to know how it will be evaluated for effectiveness? Would like to see a plan for assessment of runoff during high drainage periods.
- vi. Board response:
1. Communication needs to be improved, we recognize that we could have done a better job of communicating this project and could have used the email list to send information.
 2. Homeowner requested that an email go out when the minutes are posted on the website so people know when to look for new information.
 3. The Board will watch what is going on with water in the area.
 4. Safety is very high priority of the Board.
 5. We are concerned over your comments and what you brought to our attention. We will evaluate how we go forward.

- V. APPROVE FINANCIALS
 - a. Tyler motions to approve, Eve, seconds, approval unanimous.

- VI. REPORTS OF OFFICERS
 - a. President's Report
 - i. We appreciate input from community this evening, will evaluate the feedback and work to improve communication.
 - b. Manager's Report
 - i. Meter on the pump system is now installed and operating.
 - ii. There is now a lock on the pump house roof.
 - iii. Shutting off of the sprinklers will be dependent on weather although it is expected to be early October.
 - iv. Board Director and Officer's insurance – going up \$300 next year.
 - v. Gutter cleaning will be late October / early November, weather dependent.

- VII. OLD BUSINESS
 - a. Meadowdale Square Drainage – Work was completed as was defined in specifications.
 - b. 8119 DCC:
 - i. Request to check and fix roof jacks around exhaust pipes – we will schedule this with B&M Roofing.

- VIII. NEW BUSINESS
 - a. Review of what was discussed this evening.
 - b. Communication, will discuss in future meetings.

- IX. ADJOURNMENT
 - a. Meeting adjourned at 9:00pm