

EAST MEADOWDALE HOMEOWNERS ASSOCIATION  
Minutes for November 20, 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 and Tyler Baron. Larry Scubek was absent. Property manager Carl Weakland also in attendance.
- II. ESTABLISH A QUORUM
  - a. Quorum established.
- III. APPROVAL OF MINUTES FROM LAST BOARD MEETING
  - a. Minutes approved with minor corrections by Martin, seconded by Kim, all approved. Corrections made and minutes forwarded to NLM.
  - b. September meeting minutes were approved by email.
- IV. OWNERS FORUM
  - Architectural Review Requests
    - a. 8125 DCC: Open from last month: Board was waiting on Building Permit, receipt has been sent with permit number BP-17-1990. Board confirmed on Boulder County website that permit was approved by Boulder County on 9/25/2017. NLM will contact the owner for permit documentation and details on the installation before approval is granted.
  - Other issues / feedback
    - b. 8052 MDS: Received new garage door, needs it painted. NLM will take care of this.
    - c. 8055 MDS: A neighbor requested that we ask this homeowner to have this fence updated – NLM will send the owner a letter.
    - d. 8058 DCC: It has been requested that the hammock in the front be removed. The Board will contact the renter and owner regarding this request.
    - e. 8016 DCC: A neighbor documented that someone drove a truck on the lawn during move-in multiples times and expressed concerns regarding the sprinklers. The Board will discuss with owner.
    - f. 8116 DCC:
      - i. NLM will have the paint "bubble" repaired.
      - ii. A wasp nest hole needs to be plugged up, NLM will take care of it.
    - g. 8124 DCC: Problem with moisture at the top of the sliding glass door, owner will check the caulking on exterior trim and contact NLM if repair is needed.
- V. APPROVE FINANCIALS
  - a. Tyler motions to approve, Eve seconds, all approved.
- VI. REPORTS OF OFFICERS
  - a. President's Report
    - i. Ron created a new Architectural Request form with the goal of providing more information to the homeowner on what documentation or information is needed by the Board before a request is approved. The hope is that we can process requests more efficiently and expeditiously by having all the documents and information available at the time of the approval discussion. The Board will discuss the form further in January.
  - b. Manager's Report
    - i. Worked on 8137 DCC to replaced rotten joist under deck.
    - ii. Landscaping clean up to be completed by tomorrow.
    - iii. Sprinkler system winterization is complete – the meter is out of the cistern for winter, the sprinkler system has been blown out and the clocks have been shut off.

- iv. Update on the certification of the new water meter – the engineer got back to us, he will need to retest in the spring when the sprinklers are turned back on.

## VII. OLD BUSINESS

- a. Meadowdale Square cul-de-sac road work update:
  - i. Hump painted yellow as requested.
  - ii. There haven't been any moisture events during this period, the Board will continue to monitor this area.
- b. 8076 & 8084 MDS: New roof?
  - i. Roofer evaluated this roof in March 2017 and identified it was good for another year (the Board has the documentation with this). The Board will add cost of this roof replacement into the 2018 budget which will be up for approval at the Annual meeting in March.
- c. 8119 DCC:
  - i. B&M came out
    - 1. Report was forwarded to residents' legal counsel by HOA's legal counsel.
    - 2. B & M also inspected membrane on front patio as well.
    - 3. No other open issues.
- d. Licensing program for EMHOA
  - i. Ron will contact EMHOA lawyer to request creation of a general license agreement. This will be used to cover anything that is the responsibility of the homeowner but is on HOA common grounds or is a modification to a structure that will not be maintained by the HOA but has been approved. Examples include HVAC condensers, window wells that extend past the original dimension and siding added to the outside of a building.

## VIII. NEW BUSINESS

- a. No new business.

## IX. ADJOURNMENT

- a. Meeting adjourned at 8:38pm