

EAST MEADOWDALE HOMEOWNERS ASSOCIATION  
Minutes for February 2018 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, Larry Scubelek, Tyler Baron and Kim Hawksworth. 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 Larry, seconded by Kim, all approved. Corrections made and minutes forwarded to NLM.
- 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

- a. 8016 DCC: Request for pick up dog poop signs from last month has been completed, 8 signs have been installed around property.
- b. 8055 MDS: Open from last month: A neighbor requested that we ask this homeowner to have this fence updated – NLM to send letter noting that this is not the time for exterior painting but requesting it to be completed when the weather is better.
- c. 8116 DCC: The Board received email asking about three issues:
  - a. Paint bubble developed (previous issue): NLM will have the paint "bubble" repaired professionally – waiting on weather, NLM will contact owner of plan
  - b. Concern over need for kick-out flashing on either side of chimney (new issue) – NLM will contact B&M Roofing to evaluate and do identified repairs.
  - c. Concern over roof venting (previous issue). NLM has had two roofers inspect the roof and they did not identify that roof vents will resolve the issue, the Board has already communicated this through the reports of the roofers.
- d. 8052 MDS: Owner requested reimbursement for paint and the painter's labor to paint the garage door, stating that the paint color number identified didn't match the paint that was purchased. No Architectural Review was submitted, had it been submitted it would have been identified that NLM would have the painting done. The Board will provide reimbursement for the paint, NLM will send the check.
- e. 8064 MDS: A neighbor reported that new railings were installed on lower deck. NLM will contact the owner to have the owner submit an Architectural Review for new railings.

- V. APPROVE FINANCIALS
  - a. Tyler motions to approve, Ron seconds, all approved.

VI. REPORTS OF OFFICERS

- a. President's Report
  - i. Architectural Review modifications – some feedback provided, will discuss again at a future meeting
- b. Manager's Report
  - i. Annual Meeting scheduled at the Grange on Wednesday, March 28 at 7:00pm
  - ii. 8 poop pick-up signs installed around property

VII. OLD BUSINESS

- a. Meadowdale Square cul-de-sac road work update:
  - i. Board is monitoring area: Still no moisture events during this period.
- b. Licensing program for EMHOA
  - i. Ron connected with the Board's attorney regarding creation of a general license agreement 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. EMHOA lawyer will forward proposed agreement.
- c. It was noted that the license agreement that was provided to 8165 Dry Creek Circle for the window well was not documented in the September 2017 minutes. Those meeting minutes will be amended to include this information.
- d. 8076 & 8084 MDS: Vote to approve new roofs for these units in the 2018 budget, Eve approved, Kim seconds, all approved.

VIII. NEW BUSINESS

- a. Stop sign at Dry Creek Circle & Dry Creek Road has been damaged, NLM will repair.
- b. Prepared for Annual meeting – topics include
  - i. Insurance – do we change our deductibles?
    - 1. The 2018-2019 insurance bill is ~\$52K (~\$10K higher than last year).
    - 2. Could save \$18K / year by increasing Wind/Hail to 5% of the value of the building (i.e. value of \$230K, 5%=\$11.5K per property is insured for \$15M) and deductible to \$10k.
    - 3. Could save \$16K / year by increasing Wind/Hail to 5% and keeping deductible at \$5K.
    - 4. NOTE: Homeowners should have an HO36 policy (it is a rider) to cover insides only.
  - ii. 2018 Budget Proposal

IX. ADJOURNMENT

- a. Meeting adjourned at 9:01pm