

EAST MEADOWDALE HOMEOWNERS ASSOCIATION
Minutes for January 15, 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 7:11pm by President Ron Delka. Other board members present: Martin Tobias, Eve Lempriere, Larry Scubelek and Kim Hawksworth. Tyler Baron 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 Kim, seconded by Larry, 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 was 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, NLM will get extra signs for trails along Neva Road and also Meadowdale.
 - b. 8055 MDS: A neighbor requested that we ask the homeowner to have this fence updated – NLM to send letter (recognizing that this is not the time for exterior painting, requesting it be completed when it is).
 - c. 8116 DCC:
 - i. NLM will have the paint "bubble" repaired – waiting on weather
- V. APPROVE FINANCIALS
 - a. Eve motions to approve, Larry 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. Ron requested that the Board review for February meeting.
 - b. Manager's Report
 - i. Will try to schedule Annual Meeting at the Grange on Wednesday, March 21.
- 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 was not able to connect with attorney during the holidays, he will reach out to 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. Insurance rates going up, should we change insurance deductible?
 - i. Next year's insurance bill is ~\$52K (~\$10K higher than last year).
 - ii. 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.
 - iii. Could save \$16K / year by increasing Wind/Hail to 5% and keeping deductible at \$5K
 - iv. We will discuss at annual meeting.
 - v. Homeowners should have an HO36 policy (it is a rider) to cover insides only.
- b. Annual meeting topics
 - i. Insurance
 - ii. Budget
 - 1. Roof replacement

IX. ADJOURNMENT

- a. Meeting adjourned at 8:23pm