

EAST MEADOWDALE HOMEOWNERS ASSOCIATION  
Minutes for March 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 7:02pm 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 Tyler, seconded by Larry, all approved.

IV. OWNERS FORUM

Architectural Review Requests

- a. 8125 DCC: Continued from last month: NLM to contact owner to get permit documentation and details on installation requested in Building Permit BP-17-1990 before approval is granted.  
b. 8055 MDS: Request to replace existing fence with 4' high cedar fence. Will use a cedar and will not paint. Approved by the Board subject to the following requirement: slats will be vertical.

Other issues / feedback

- a. 8124 DCC: Are the pesticides that our landscaper uses bee safe? They use a pre-emergent weed killer that is not dangerous to bees. No other pesticides are used except as treatment against specific insects such as wasps.  
b. 8116 DCC: No new progress on three issues from last month:  
a. Paint bubble developed: NLM will have the paint "bubble" repaired professionally but will need to wait for warmer weather, NLM will contact owner of plan and timing.  
b. Concern over need for kick-out flashing on either side of chimney – NLM will contact B&M Roofing to evaluate and complete 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. NLM will communicate that there is no change in this position.  
c. 8064 MDS: No new progress: 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.  
d. 8052 MDS: Per request and approval from last Board meeting, a check will be sent 3/20/2018 homeowner to cover paint.

V. APPROVE FINANCIALS

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

VI. REPORTS OF OFFICERS

a. President's Report

- i. Architectural Review modification feedback was collected and reviewed, will revise and present updated version at next meeting.  
ii. Reviewed covenants involving Architectural Control and Nuisances.  
iii. Discussed landscaping covenants and how to properly interpret them while meeting the needs and expectations of individual homeowners who are interested in maintaining a garden area.

b. Manager's Report

- i. Annual Meeting scheduled at the Grange on Wednesday, March 28 at 7:00pm

- ii. Trident has been contacted to fix the broken stop sign at the intersection of Dry Creek Circle and Dry Creek Road and promised to schedule it, weather permitting.

VII. OLD BUSINESS

- a. Meadowdale Square cul-de-sac road work update:
  - i. Board is monitoring area: during recent moisture event on 3/18/18 water flowed appropriately down the side of the cul-de-sac and along the path. The pool in front of drain was small (approximately a foot in diameter).
- b. Licensing program for EMHOA
  - i. NLM will forward lawyer response to rest of Board for discussion at the next Board meeting.
- c. Prepared for Annual meeting – topics include
  - i. Insurance – recommending a change to 2 or 3, will ask for feedback
    - 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.
  - ii. Open positions on the Board – 2 (Larry Scubelek was interim, Eve Lempriere is at end of term)

VIII. NEW BUSINESS

- i. No new business

IX. ADJOURNMENT

- a. Meeting adjourned at 8:32pm