

Meadowdale Hills Property Owners Association
Board of Directors Quarterly Meeting
January 8, 2005

The meeting was called to order by President Graham Hodgkin at 9:10 a.m. In attendance were Robbi Telfer, Secretary-Treasurer, Frank Lelievre, Road Committee chairman, and Directors Helen Miller, Geno Wilke, and Karen Chionio. Larry Olson, Vice-President, and Kevin Marquart and Marilyn Allison, directors, were excused.

REPORTS:

Treasurer's Report – Robbi Telfer. Copies of the report were handed out. The balance in the bank account as of January 8, 2005, is \$18,127.41. 122 properties are paid up on dues through 8/31/05 and 46 are delinquent. We now have 168 lots on which we collect dues. The treasurer's report was approved.

Road Committee Report – Frank Lelievre.

Road maintenance: We're allowed \$22,000 to spend this year. Frank is planning on having the grading crew use the same corn syrup mix as last year. The long steep part of Alpine will be the major emphasis. We need to remind the road grading crew not to remove the berms in front of people's drives and garages. Such berms keep the water from running down into drives and garages.

It was noted that we may need to address the overgrowth at the corner of Meadowview and Pine Tree. It blocks the view of traffic.

The area around the mailboxes needs attention. Ed Wilke has been grading the area for us, and thinks that some of the corn syrup stuff and some recycled asphalt would help a great deal. Also, people need to take the no parking signs seriously during storms. We may need to call the tow truck next time someone parks their car there for an extended time.

Snow removal: We have raised the rate at which we pay our snowplowers to \$75/hour. This comes closer to helping them cover the costs of running and maintaining their trucks and plows. As much as possible, we'll pay for snowplowing out of dues, and keep the GID funds for road repair. At present, only Andy and Dave (Ravencrest) are our snowplowers. Randy is out of town indefinitely.

The county road department is getting rather lax on keeping Pole Hill plowed after the storms. Robbi will call Bud to get the number of who we need to call at the county, and we'll post it on the bulletin boards. The more people who call, the more apt the county is to respond.

Culverts: Frank has talked to an excavator about what to do about the corner of Ridgewood and Alpine. Somehow, we need to direct the run-off away from the corner, so it can drain into the gulch between Webb's and Tackman's. We may need to have some blasting done.

In this regard, the concrete swale on Pinyon is working very well at keeping water coming down the drive onto Pinyon from washing out the road. We may look at putting more in around the association.

Architectural Committee Report – Helen Miller

The ACC has approved two homes: Vern Emory's on Lot 17, 2nd filing, and Michael Kennedy's on Lot 80, 2nd filing. Jim Fletcher (Lot 52, 1st filing) is requesting permission to build a garage on Alpine. He hasn't brought his plans to Helen as yet.

Helen brought up that our covenants limit the number of signs on each property to one sign, including only one sign advertising the home as for sale or rent. Homeowners comply with this, but our realtors are loading up the corners with signs. There are many realty signs at the bottom of Pole Hill, and they look rather tacky. They give the impression that people are "bailing out" of the neighborhood, and are quite unsightly. They are on the county right-of-way, however, so the association doesn't have control over them. When Graham called the county, he was assured that if the signs were blocking the right-of-way, they would be removed immediately. Since the signs are still there, they apparently do not block the right-of-way. Graham will call Rex Monday to see if there isn't some way we can alleviate the situation. If there is, Robbi will send a

letter to realtors requesting they remove their signs, and refrain from putting up any more. There are presently 16 homes or lots for sale in the association.

OLD BUSINESS:

Fire abatement: We need to find a good way to get the slash removed from the association. The cost to an individual for removing slash is very high, whether you hire it out or do it yourself. Graham suggested that we establish a committee, headed by a board member and made up of people from the association, to see if there is any way the association as a body can address this need. The committee would investigate any available grants, ferret out resources, and coordinate a neighborhood cleanup. Kevin seemed interested in getting involved when Graham first mentioned it to him, so Graham will approach him about chairing the committee. If everyone in the association shared in the expense, we could make good progress. We could also consider paying for some of the cleanup out dues.

Fire mitigation is important not only for safety, but for insurance purposes. The insurance companies are looking at the fire risk in our particular association. They are photographing our homes and the surrounding area. Apparently they are considering requiring mitigation to be done in order for an insurance policy to be written. New homes are already under these more stringent requirements. Another concern for residents and insurance companies is the lack of escape routes. We need more egress from the association. All these concerns all could be looked at by committee.

Speaking of fires, campfires in the forest are still a worry. The Forest Service simply does not have the personnel to monitor the situation. It really is up to each one of us to be "Smokey the Bear," and to be sure and report each incident we come across to either the forest service or the county sheriff. If we are constantly reporting unattended campfires and drug and alcohol abuse, perhaps the authorities will be as concerned as we are.

NEW BUSINESS:

Dead End signs for the end of Pine Tree. Kevin told Graham that a lot of people drive along Pine Tree until they come to the four-wheel drive part, and then use his property as a turn around, spinning out and tearing up his drive in the process. He was wondering if we could put up a dead end sign at each end of Pine Tree. The problem with that is that it is our responsibility as an association to maintain Pine Tree as a through road, and putting up a dead end sign announces that we're not meeting that obligation. Perhaps a "no outlet" sign would suffice. People ignore signs, anyway.

Report of criminal activity in association. Graham will investigate what the association needs to be doing about the possibility of criminal activity within the association. We all need to be using the Neighborhood Watch more actively, and reporting any suspicious or unusual activity. Robbi will remind people of this in the next newsletter.

Bringing water to association. Some in Ravencrest Heights have asked if Meadowdale would be interested in pursuing the possibility of bringing city water up here. They point out that Crocker Ranch is under new management, and might allow a pipeline. Helen pointed out that Meadowdale and Ravencrest Heights are above the "blue line," the limit above which water cannot be economically pumped. Also, there is far too much rock here to try and put in a pipeline.

ADJOURNMENT

There being no new business, the meeting was adjourned at 10:50 am. The next meeting will be sometime early in April. We'll need to work on the annual meeting. Be thinking of people to nominate for officers, including a new Road Committee chair, and of possible program ideas.

Respectfully submitted,

Robbi Telfer
Secretary/Treasurer, Meadowdale Hills Property Owners Association