

Meadowdale Hills Property Owners Association
Board of Directors Quarterly Meeting
January 17, 2004

The meeting was called to order by President Myrna Palmer at 9:40 a.m. when Robbi, Secretary-Treasurer, finally showed up. Also in attendance were, Graham Hodgkin, Vice-President; Frank Lelievre, Road Committee chairman, and Directors Helen Miller, Larry Olson, and Fred Palmer.

The minutes of the November 15, 2003, board meeting were approved as submitted.

REPORTS:

Treasurer's Report – Robbi Telfer. Copies of the report were handed out. The balance in the bank account as of January 17, 2004, is \$12 418.45. 105 properties are paid up on dues through 8/31/04 and 34 are paid through 8/31/03. We have 170 lots on which we collect dues. Our anticipated GID/PID income is \$27,851.61. The treasurer's report was approved.

Road Committee Report – Frank Lelievre.

Snow removal: No one has submitted any requests for payment for snowplowing from people within the association. Frank reported that a snow removal contract is too expensive considering we don't really get that much snow. Last year we paid about \$5,600 for the big storm; an annual contract could easily run twice that. In previous years we've spent less than \$1000 on snow removal. We should probably consider paying our neighbors who plow more money per hour, or offer to help pay for repairs when our roads knock out their truck's front ends. At this time, Mike's Tree Service is available to clear our roads, but only a few days after the storm. Frank will approach Dave Sharman about Ravencrest possibly doing the top part of Pine Tree and Meadowview. If that isn't an option, we'll have to continue to pursue some way to get the roads cleared.

Culverts: Two Association culverts need replacing: the one at Columbine and Alpine, and one on Pine Tree. Frank needs to check to see how much it will cost to replace them. They'll be replaced in the spring. They will be covered by the GID/PID funds. Robbi reminded the board that Linda needs an estimate of the funds we intend to spend for the county budget. It was agreed that Robbi would call Linda and tell her we hope to invest about \$25,000 in our roads this year.

Road fee for contractors: Frank has not checked on this yet. He'll have it for the next meeting in April.

Architectural Committee Report – Fred Palmer.

Re **complaint** concerning Cheryl Hall. After visiting with Cheryl and touring the house and garage apartment, Fred and Myrna learned that the garage was built prior to change in covenants. Therefore, it was grandfathered in, and is not considered to be another single family dwelling. The garage was included in original permit, and the whole permit was to allow an occupancy of 10 people maximum. That means it is in compliance with both the county and the covenants.

Fred and Myrna spoke to the complaining families and explained the situation. They noted that Cheryl has taken over management of property, as she was as distressed as the neighbors at the quality of renters. Cheryl has spent a lot of money to upgrade her facilities and she now only rents to people who will be better guests. This should solve noise problem.

There has only been one request for approval of **housing plans**, the spec home at 38 Meadowview Drive. It has been approved.

Road Improvement Committee – Myrna Palmer. Rex Burns of Larimer County has provided a cost estimate for two options. 4" of road base only, and 4" of road base plus paving. He figured on a 15 year debt. That brings the estimated annual cost of road base only to about 25K/year for 15 years, and the estimated cost

of road base and paving to about 50K/year for 15 years. To do either option, we would have to get a bond issue approved by the voters in the GID/PID.

The next step is that Rex will get a final estimate to the committee that includes these two possibilities plus other possibilities such as putting in road base and stabilizing it with corn syrup, mag chloride, etc. Rex wants us to have special HOA meeting to see what we should pursue, if anything. If the Association wants to pursue this magnitude of improvements, we will need to go to the County Commissioners and get approval to put a bond issue on the November ballot.

The taxes would be based on a mill levy, so what each homeowner pays would depend on the assessed value of each property. If we go with road base only, The total GID mill levy would be 7.5116 mills. The 50K/year would be 15.1338 mills.

OLD BUSINESS:

Fire abatement: nothing to report.

Illegal Camping above Columbine. Myrna wrote to the property owners whose land is being trespassed about signage. She has not yet received answers.

Fence removal. The outdoor club has not yet done this. Myra left a message with our contact, Madelyn, but there has been no response as yet.

Overlook Lane. Bill Westley says the non-road is completely on the Berberian's property, lot 51. The Berberians live in New York; whenever Bill has attempted to talk to them about the question of the road, they have referred Bill to their lawyer.

In terms of eminent domain, we could probably claim the road. However, Rex has told Myrna that what we can claim by eminent domain is limited, basically, tire-track to tire-track, and there is no leeway. If we went beyond that, we would have a legal problem.

Bill is most concerned about snow removal. Until we get a deed of dedication, we can't do anything in the way of improvements to the road, but we could probably remove the snow for Bill. Fred recommended we plow the snow for Bill. If Bill wants to pursue legal action to make the road part of the Association (and therefore covered by the GID), he can certainly do that. For our part, we choose to wait till the Berberian's are at the gate! [Thanks, Graham! Great pun!]

Email addresses: Myrna asked Robbi what the response had been to the invitation in the last newsletter for people to provide their email addresses. Two people responded. We will give people the opportunity at the annual meeting to provide email addresses, and Robbi will continue to solicit them in the newsletters.

ADJOURNMENT

There being no new business, the meeting was adjourned at 10:40 am. The next meeting will be at the end of April.

Respectfully submitted,

Robbi Telfer
Secretary/Treasurer
Meadowdale Hills Property Owners Association