

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

The meeting was called to order by President Myrna Palmer at 9:30 a.m. In attendance were: Graham Hodgkin, Vice-President; Robbi Telfer, Secretary-Treasurer; Frank Lelievre, Road Committee chairman, and Directors, Larry Olson, Fred Palmer (ACC Chairman), and Ed Wilke.

The minutes of the January 17, 2004, meeting were approved as submitted.

REPORTS:

Treasurer's Report – Robbi Telfer. Copies of the report were handed out. Dues continue to come in well. Almost 10% of next year's dues are already in, something to consider when we think about cash flow. We have not received any snowplowing bills from the last snowfall. The treasurer's report was approved.

Road Committee Report – Frank Lelievre. Frank has arranged with Ravencrest to plow the lower roads, and with Randy Anderson and Andy Human to plow Alpine, Columbine, and Ridgewood. The payment is \$60 an hour.

Kitchen has looked at culverts on Columbine/Alpine and Pine Tree (East of lot 53, 2nd, Seebass'). Frank hasn't heard back on an estimate. Kitchen will give an estimate both for the culverts and for doing the road with road base which is mixed with corn syrup. The corn syrup mixture will not be put on the whole road, but on selected parts as an experiment.

We'll send a form letter to the individuals that need to put in culverts. Frank will get the lot numbers to Robbi, and she'll send the letter.

Architectural Committee Report – Fred Palmer. One home at 61 Columbine has been approved since the last quarterly meeting. The approval letter to Chad DeMoss that he needs to put in a culvert.

Road Improvement Committee – Myrna Palmer. Myrna's committee had a meeting on April 16 with Rex Burns and Linda Sanders from the county. Several Association board members were also in attendance. Following the meeting, Larry made up an excellent PowerPoint report which more clearly explains the proposals.

In addition to the possibility of doing nothing beyond our current maintenance with our current mill levy of 5.77, there are three proposals to be considered.

1. Improved gravel roads. This is a step above our current maintenance program. We would put down an initial 4" of base gravel, but would not improve drainage. It would require annual gravel replacement, and 3 or 4 gradings a year. The county recommends a mill levy of 19.2 to support this level.
2. Improved gravel with surface rehabilitation and stabilization. This would involve an initial 4" base, but with a stabilization agent and drainage improvements – ditches and culverts, crowning, etc. Due to the stabilization process, it would require fewer gradings and a lower mill levy of 16.7
3. Asphalt mat paving. The highest level of improvement, this would use the 4" initial base gravel and put the initial drainage improvements, and cover it all with 4" of asphalt. The cost would include 2 applications of chip seal over a 15 year period. The county recommended a mill levy of 23.9 to cover this.

Larry pointed out that the third option was based on an estimate from LaFarge that Rex thought was too high. If we used the estimate Rex thought was more in line with reality, it would bring the recommended mill levy down to 19.7, quite close to the cost of merely improving the gravel roads.

The association needs to decide if and which of the options to pursue. Any of the options will require an increase in mill levy, which necessitates a tax election. Because paving the roads should be done all at once, deciding to pave would require a vote on a bond issue to cover the large initial expenditure. The others could be done piecemeal.

If we go with a bond issue, we would probably not be able to get on the ballot until November, 2005. It would be possible to put a mill levy increase on the November, 2004 ballot.

Both options 2 and 3 both include a sizeable investment in improving the drainage. Option 1 does not. 1 is more expensive than 2 because of the number of times the road would need to be re-graded each year.

The board discussed whether it would be prudent to have a special meeting prior to the annual meeting to explain the options and costs. It was noted that attendance at annual meetings, and the turn out for the meeting on neighborhood watch, does not auger well for attendance at a special meeting. A special meeting would involve an extra mailing, with additional costs for that. Given the time and effort involved in special meeting, and the probability of low turnout, it was Moved and seconded that we wait till the annual meeting to thoroughly discuss the options. Approved.

The June Newsletter will be used to explain all the options and associated costs. The newsletter will also explain the process that will occur, should a tax election be approved. We will encourage each person to come to annual meeting and make their voice heard. This will be especially important for people who are not residents of Colorado for voting purposes. Any mill levy increase will be decided by a majority of those who turn out to vote. People who can't attend the annual meeting should express their opinions in writing to Myrna or to Robbi. Although our by-laws do not allow for proxy voting, people can still have their voice heard at the annual meeting.

Rex has a PowerPoint presentation that he would give at Annual meeting that explains what a Public/General Improvement District is, and that also explains, with pictures, what it takes to fix the road. His presentation covers our options, but Larry's is more understandable.

OLD BUSINESS:

Fire abatement.

The Woodburns have talked to Tony Simons, Larimer County Wildfire Safety Specialist, about a joint project, but there is no money at this point. Although funding might turn up later, people should be encouraged to begin now.

At the April 16 meeting, Rex brought up some access issues concerning our roads. The road committee has discussed need for widening, turn arounds and pullouts to help with this issue. Meadowview Drive is the only road in the association that has more than one way in and out.

Fence removal. Shining Mountain Group of the Colorado Mountain Club needed to hear from Rick Spowart of the DOW regarding the removal of our fence. Once Myrna sent letter to Rick alerting him to that, the club came and removed all the barbed wire. The posts are still there. In the newsletter, we can tell the people who own those lots that they can remove and dispose of the posts if they want. Robbi will send thank you notes to Rick Spowart, DOW, Ft Collins office and to the Shining Mountain Group in care of Madeline Framson.

Fees for road use. Rex was going to check to see if this could be tied to building permit.

NEW BUSINESS:

Office and directors. We need to replace at least two and possibly three directors. Ed Wilke and Fred Palmer will definitely be stepping down, and we don't know if Karen is staying on. Myrna Palmer will not be available to be President, so she will need to be replaced. We will also need a replacement for the ACC

chairman. Robbi is willing to be secretary/treasurer again, but she has completed the allowed three terms. It would take a vote to suspend the bylaws for her to remain in that position.

After discussion, the board decided on the following slate:

President: Graham Hodgkin

Vice President: Larry Olson

Secretary/Treasurer: Robbi Telfer (with vote to suspend bylaws at Annual Meeting)

We will need to elect 3 directors. The board can appoint someone to fill the remainder of Fred's term.

We will need to elect the ACC – currently it is Fred, Helen Miller, and Bud Williams

Myrna may set up a nominating committee. We should get names of potential board members/nominating committee members to her.

Annual meeting. Myrna would like to change the menu from fried chicken to ham and buns, with turkey option. Robbi will put that in the newsletter. The newsletter will also announce the program: "Rockin' and Rollin' with Rex and the Road Options."

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:35 am.

Respectfully submitted,

Robbi Telfer

Secretary/Treasurer

Meadowdale Hills Property Owners Association