

Meadowdale Hills Property Owners Association
Board of Directors Quarterly Meeting
April 29, 2006

The meeting was called to order by President Graham Hodgkin at 9:10 a.m. In attendance were Larry Olson, Vice President, Bud Williams, Road Committee Chairman, Robbi Telfer, Secretary/Treasurer, and Directors and Helen Miller. Directors Marilyn Allison, Karen Chionio, and Kevin Marquart were excused. Director Chip Sproul was absent.

The Minutes of January 7, 2006 were approved as emailed.

REPORTS:

Treasurer's Report – Robbi Telfer. Copies of the report were handed out. The balance as of April 22, 2006, is \$21,575.21. There is an outstanding bill for snowplowing from Andy Human for \$922.50. This will be paid next week. Nearly two-thirds of the homeowners are current on their dues. The treasurer's report was approved.

Fire Abatement Report

In Kevin's absence, we reviewed the upcoming plans for fire mitigation. Kevin has arranged with Wendy McCartney, of the Colorado State Forest Service, for a matching grant of up to \$3000 for chipping and slash activities. Kevin will track volunteer hours and fill out the reimbursement form.

Homeowners should have their slash out by the side of the road for chipping by May 22. A second date will be set at the annual meeting. Larry mentioned that his wife, Karen, had learned from Sue Pinkham that the Estes Park Fire Department will be doing slash chipping sometime around the end of September or early October. When we schedule our second chipping, we should avoid that timeframe, and that will give people three opportunities for slash chipping.

The Fire Department chipping will probably be done at the fairgrounds, which means people will need to haul their slash to the chipping site. Our chipping will be done at the edge of the homeowner's property. It will be chipped back onto the property, unless the homeowner wants to pay for its removal.

Robbi reported on the progress toward a rural fire protection district for the Estes Valley. A coalition of volunteers from the different homeowners associations was formed after the Town called a meeting last December to discuss a new fire district, which would be funded by a 4.25 mill levy. The Coalition is called the Firewise Coalition of Estes Valley, and has been meeting almost weekly to prepare a ballot initiative for this November's election. A Service Plan and an Intergovernmental Agreement have been written up and presented to the Larimer County Planning Commission. As explained in the last newsletter, the plan calls for the district's levying tax monies to support a percentage of the operating budget for the fire department, as well as a capital reserve fund for new equipment and unmanned remote garages for emergency equipment.

The Planning Commission has sent the Plan on to the County Commissioners, with recommendations. The County Commissioners have set May 22 as the day they will review the Plan. An official notice has been sent to all property owners in the district about this meeting. Robbi suggested that it would be good for members of the board to go to this meeting, and be prepared to give citizen input in favor of it. Some disagreement is anticipated from some property owners within the district. However, our Board is in favor of the district and the mill levy.

The Firewise Coalition is requesting funds from the various homeowners associations for a public education campaign. The money will be used to pay for lawyer fees, mass mailings, signage, etc. Larry moved and Helen seconded that we donate \$500 to this campaign. The motion was approved.

Road Committee Report – Bud Williams.

Bud has talked to Travis with Kitchen and Co. about this year's work. The roads are in pretty good shape, because of the mild winter. Bud is recommending that we just do grading and put down dust suppressant, without recycled asphalt. The board agreed this would be good, but we thought Travis should be alerted to watch out for the good surfaces, and not plow them up. There are some especially bad spots, and recycled asphalt should be applied on those. Bud hopes the work will be done by the annual meeting, but there is no guarantee, as usual.

Some of the other road-related projects which we might consider doing include:

1. looking at the east end of Pine Tree. Perhaps we could do some grading and filling. It would be good to have the additional escape route. It was suggested that Bud get some bids on the work. We don't have to accept any of them, if it is too costly at this time.

2. Putting a stop sign at the intersection of Pine Tree Drive and Pole Hill Road. We already have the sign, we just need the pole. We have put up a similar stop sign at the intersection of Alpine Drive and Columbine Lane.

3. It was agreed that it would be good to try and put in or replace a culvert or two each year. Bud thought we could put one in this year where Alpine Drive and Ridgewood Lane come together. Larry and Helen will see if there are any in dire need on Pine Tree.

We discussed the fact that, under our covenants, homeowners are responsible for culverts where their driveways meet the roads. People do not always put culverts in, or maintain those that are there. Bud will get a list of driveways that need culverts. We can alert them by letter that they need to take care of this. A discussion followed as to what we can if homeowners do not respond to our requests. We could have an attorney on retainer to write warning letters, or we could hire one on an hourly basis. The association used to use John Phipps. Graham will call him to see if he is still available, and what he might charge us.

Bud informed us that, according to Linda Sanders of Larimer County, the Board of County Commissioners (BCC) is basically taking over all the PID's in the county. They will appoint a 3 to 5 member Advisory Board that will report to the BCC. This Advisory Committee will do what our Road Committee has always done. This probably will not take place this year.

Linda asked Bud if we ever use Rod's Roads instead of Kitchen and Co. We have used them in the past, but they have been too busy to do our roads of late. We can certainly call them for a bid. Larry said that when we contract with someone for this year's work, we should take timing into consideration. If someone can get it done earlier, for a bit more, we should go with the earlier date. The Board agreed this would be good.

We discussed our current problems with the logs east of Nation's driveway (451 Alpine Drive). There is now a pile of steel mesh, used in blasting, piled on the west of the drive. It was agreed that Graham should write a letter to Ralph inquiring as to his intentions. We know he wants to improve his driveway, but the logs have been there over two years. We do not want the mesh to be there for any length of time. Additionally, Ralph needs to be sure that any work he does on the driveway does not negatively impact traffic on Alpine while it is going on.

Graham will also write to Westover about the driveway at 522 Alpine. Westover had agreed to put up a rock wall. A trailer has already gone over the side there. Bud will get pictures of that incident to Graham to include in the letter. It was noted that the area next to the driveway is already washing badly.

Bud mentioned that we need to keep an eye on snowplowing expenses. The bill from Andy for 10.25 hours, when we've had so little snowfall, was a concern. However, we appreciate the promptness with which Andy does the upper roads.

Architectural Committee Report – Helen Miller

Helen reported that at this time, all the activity revolves around storage sheds. Larry reported that he had checked the one on Pine Tree that was a concern to us, and believes that it is indeed 30 feet away from road. Therefore, we agreed not to pursue anything. It was noted that now that the shed has been completed, it looks much better.

Helen received a request from Pat Murray on 298 Meadowview Drive for a metal storage shed from Home Depot. He will use it to replace a roll-off and the existing storage building. The new shed will be put in the same location as the roll-off and the existing building. Helen said that was fine. Larry thought that for our records, it would be helpful to have a drawing show location and a brochure. Helen will ask him for that.

Helen mentioned that no one has sent any house plans to her, but that there has been blasting and a rock wall down on Meadowview or Pinyon. Helen, Graham and Larry will look into it. Perhaps we can determine which lot it is on, and alert the owners to the need to submit plans.

NEW BUSINESS:

Annual meeting: Frank has agreed to do steaks again. We'll follow the same format as last year. For the program, Robbi will do a short presentation on the proposed fire district. She will do a PowerPoint presentation, and bring handouts so people can have the information to take home with them. The business meeting will be short: we need to discuss changing the bylaws to include splitting the Secretary/Treasurer's job into two, more manageable, positions, and we need to elect new board members and officers.

Nominating committee: We need two directors to serve two-year terms, and a new President and a new Secretary/Treasurer. Chip Sproul, Kevin Marquart, and Helen Miller are returning to finish their two-year terms, and Larry has agreed to serve another year as Vice President.

We agreed that the President needs to be someone who has served on the Board before, and knows how the association works. Graham will check with Chip and Marilyn to see if either would consider the Presidency. Either one would be good as Secretary/Treasurer, too, but that position doesn't necessarily need to be a former board member.

Names for directors that we came up with for Graham and Marilyn to talk to:

Julie Vida, 184 Alpine Drive 586-1804

Kim Barrier, 129 Alpine Drive 586-1867

Jim Fletcher, 34 Alpine Drive 586-5921

Larry Schmidt, 23 Pole Court 577-1550

Anne or David Worthen, 123 Meadowview Drive (new – no number listed)

John or Martha Leadbitter 108 Meadowview Drive 586-0556

These people have all shown an interest in the association, and are usually at the annual meetings.

Projects benefiting the Association: we discussed some projects that need doing around the association. The signs at the east and west entrances are in need of sprucing up. We discussed putting new signs in, or just refurbishing the ones that are there. If they were oiled or varnished, they'd look a lot better. Perhaps we could do a stacked stone base around them. There used to be shrubs around them, but they died for lack of water...

The bulletin board at the east end was pretty much destroyed by the last windstorm. Robbi retrieved the pieces, including the hinges, and cleaned up the broken glass. We should replace the glass with plastic next time. It will need new corkboard, a new coat of stain, and new catches. Anyone who knows someone who would like to take this project on should call Robbi. (586-5260)

OTHER BUSINESS FROM THE FLOOR

Dogs running loose. This is becoming a problem again. Animal control is under county jurisdiction. When dogs are seen running loose and/or harassing wildlife (or pet life or human life) we should call 226-3647, and they will send an animal control officer up, eventually.

Special meeting: This is our last required quarterly meeting. However, there are still many loose ends regarding the annual meeting. We agreed we would hold a special meeting to plan the details of the annual meeting, including the slate of candidates to be presented.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:20 am. The next meeting will be a special meeting to discuss the annual meeting, and it will be a weekday night meeting: June 5, 6:30 pm at Graham's.

Respectfully submitted,

Robbi Telfer

Secretary/Treasurer. Meadowdale Hills Property Owners Association