

Meadowdale Hills Property Owners Association  
Board of Directors Quarterly Meeting  
June 5, 2006

The meeting was called to order by President Graham Hodgkin at 6:38 pm. In attendance were Larry Olson, Vice President, Bud Williams, Road Committee Chairman, Robbi Telfer, Secretary/Treasurer, and Directors Chip Sproul, Kevin Marquart and Karen Chionio. Directors Helen Miller and Marilyn Allison were excused.

The Minutes of April 29, 2006 were approved as emailed.

REPORTS:

Treasurer's Report – Robbi Telfer. Copies of the report were handed out. The balance as of June 5 2006 is \$21,506.67. 76% of the homeowners are current on their dues. The treasurer's report was approved.

Annual meeting planning:

Slate: Larry will take the President's position, Karen will serve as Vice-president, and Chip agreed to come on as the secretary/treasurer. Kevin and Helen will complete their two year terms. Bud will begin a two-year term. Dana Schmidt has agreed to come on as a director for a two year term. That leaves one vacancy for Director at Large. We still have several people to contact. If we don't find someone, we'll take nominations from the floor.

As usual, the potluck lunch will begin around 11:30 am, July 8, 2006. Frank has agreed to do steaks again. We'll start the business meeting with a presentation on the proposed fire district. Robbi will have a short PowerPoint presentation and some handouts. Questions will be taken from the floor. The regular annual meeting of the association will follow.

Architectural Control Committee – Graham delivered Helen's report in her absence. She approved the plans for the house on 58 Pinyon Trail, which is the one where blasting was taking place.

We discussed the blasting going on at Nation's place (451 Alpine). No plans for remodeling have been submitted to the ACC. Ralph has not responded to Graham's letter about the logs. We have seen no activity on his driveway.

From Pole Hill Road, we can see that remodeling is being done on a home on Timberline. Again, no paperwork has come to Helen for approval.

As for the driveway at 522 Alpine, Westover has put rocks up to separate the road from his driveway. Larry asked if the road could be widened there. Bud felt the association shouldn't have to widen the road.

Graham reminded us that John Phipps has agreed that he will write letters for us, should we need to pursue any of these issues.

Fire Abatement Report – Kevin Marquart. Kevin reported that our slash removal project was successful. The people doing the chipping gave us a break on the cost. We have spent \$1500 of the funds thus far, with 30 properties participating. Kevin hasn't figured out the hours yet. We will set a date for a second chipping at the annual meeting.

Chip asked if we should approach Ravencrest Heights about including them in the slash removal. The board was agreed that there was a need. Chip will contact Wayne.

The board congratulated Kevin on a job well-done. Kevin said that next year, we will need to have a Community Wildfire Protection Plan started. We should try again at the annual meeting solicit people to work on the plan. We probably need one or two people from each road. Information on the plan is at <http://www.co.larimer.co.us/wildfire/> Wendy says if we do a plan, we'd be at the top of the list for upgrades. There would be more attention paid to the forest behind us, too. Robbi volunteered to help Kevin on the plan.

Robbi reported on the progress toward a rural fire protection district for the Estes Valley. She read a letter from the town, in which Mayor Baudek explained why the Town was reaching the end of its ability to provide service to the extended service area.

Road Committee Report – Bud Williams. We have about \$25,000 available in the GID. Linda Sanders, with Larimer County, says that Rod's Road Service will take care of all the districts up here that want him to. Linda says most all districts are using him. Bud says Kitchen is so busy, that he thought we'd try Rod this year. Bud talked to Rod and he said he thought he could take us on. Kevin mentioned that Rod is pretty busy.

The county will now issue a blanket work order. We'll have constant service and know who is doing the roads. Any problems can be taken up with the County and Linda S. Bud will meet with Rod at the end of this week, but doubts any work can be done by the time of the annual meeting.

Bud made a list of properties that need culverts across their drives. There are 9 on Meadowview, on the uphill side of road, and 6 on Pine Tree. Alpine has two that need new culverts or repair. Upper Pinyon looks good but there are a couple of places which need grates or swales. The north side of the road needs some work on the ditch. Bud will give Graham the addresses of homeowners who need culverts, and Graham will write them a letter about repairing or replacing their culverts. The property owners might be able to arrange with Rod to do the work while he was working on their part of the road. We could give them names of other people they could contact, too.

Concerning this year's road work:

Meadowview looks really good – it won't need grading, just an application of dust suppressant.

Pine Tree is in the worst shape, and definitely needs grading as well as the dust suppressant. At the east end of the road there are some places which actually look pretty good, but the upper curve needs enlarging. About halfway down, there's a good sized hole that needs filling. The bottom curve needs enlarging, too. We could do that by blasting on north side, or filling in on the east side. It would probably be cheaper to haul fill in. There is no ditch on the bank wall – we'll definitely need to blast a ditch in. Two culverts are needed to divert water. Bud estimates that in order to make the east end passable, it would probably take 10 loads of fill and recycled asphalt, and would run about \$15,000. Kevin suggested putting culverts and ditches first, so that any work done wouldn't be washed out.

Alpine is in good shape, but there is a need for rocks on the east side of the rock cut where there is a bad drop off. It would be good to have some rocks by the drop-off just east of the new drive at 522, also. There is a large rock protruding from the road in the middle of Alpine, just east of the new drive. It will need to be punched out. A culvert is needed at the junction of Alpine and Ridgewood. Still.

Bud will get more information before the annual meeting on costs, and come up with some plans to present to the association. We'll try to use about \$15,000 of association money from dues on culverts and ditches throughout the association.

Bud noted that many houses don't still don't have house numbers. This makes it virtually impossible for emergency equipment to find places. There was a discussion on what size the numbers needed to be, and where they could be purchased.

Karen asked if the curve above 38 Columbine could have some recycled asphalt. She also revealed that the people on Columbine have been doing some vigilante removal of the new stop sign. They would like it to come down, saying that a mirror might be more helpful in managing traffic at that intersection. We discussed if the stop sign should find a new home at the corner of Pine Tree and Pole Hill.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 pm. Our next meeting will be the annual meeting.

Respectfully submitted,

Robbi Telfer

Secretary/Treasurer. Meadowdale Hills Property Owners Association