

Meadowdale Hills Property Owners Association  
Board of Directors Quarterly Meeting  
November 5, 2005

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 Marilyn Allison, Karen Chionio, Helen Miller, and Chip Sproul. Kevin Marquart was excused.

The Minutes of June 4, 2005 were approved as submitted.

REPORTS:

Treasurer's Report – Robbi Telfer. Copies of the report were handed out. The balance as of November 5, 2005, is \$20,809.16. The treasurer's report was approved.

Fire Abatement Report – Kevin was not able to attend, but sent his report via Graham.

**County grant:** There is a grant available from the county which would split the cost with the association. We don't have any details yet. Kevin needed to know how many people are in the association and how many might participate. We currently have about 70 fulltime residents, and we think the majority of them would participate. Even without having all the details, the board agreed this was something we should pursue. It was moved and seconded we try to get the grant. Approved. We'll let Kevin know to begin the application process.

Road Committee Report – Bud Williams.

**Maintenance:** The roads have been finished up for the year. The work done was arranged by Frank LeLievre before Bud came onto the committee. There was about \$3000 added to the original purchase order, for dust suppressant and additional grading, bringing the total spent up for this year to around \$30,000.

**Snow removal:** We don't have a contractor as yet. Bud will contact some possible contractors, and Graham will check with Andy Human. Ravencrest will not be doing snow removal for us this year. Randy Anderson is no longer in the association. The board decided that we need to have a 6" minimum depth before the roads are plowed. We would need to call whoever we hire to let them know when our snow has reached that depth.

**New driveway at 522 Alpine.** We have some concerns about safety here. The driveway comes into Alpine in such a way that it's very easy for someone to mistake the driveway for Alpine, especially in fog or a snowstorm. Additionally, if someone were to go over the side next to the driveway, they would roll their vehicle. There are also concerns about the rock they have put alongside the drive: is there enough put in to prevent a sinkhole?

When Bud first contacted Westover and A-1 Excavating about our concerns, they assured him they had cleared everything with county. However, it appears that the drive encroaches about a foot onto Alpine and also on the easement for the Williams property. According to the county attorney, you can't put a drive on someone else's easement.

Bud had Mike Lyons of the county come up to check on the drive. He had several suggestions, including the need re-route the drive so it would come in perpendicular to Alpine and also to have a guardrail put up along Alpine next to the drive. He was going to get back to Bud. After Bud didn't hear from Mike, he again contacted the county. This time Rex Burns came up; regrettably, he contradicted everything Mike had said. He also disagreed about a person not being able to put a drive on someone else's easement. At this time the County does not intend to take any action. However, since none of our concerns have been addressed, we are not willing to leave things as they are.

Larry suggested that Bud contact Stan Griep, the lead plans examiner at Larimer County (498-7714), and see if the actual driveway corresponds to the site plan submitted to the county. Helen has already returned the copy of the plans submitted to her back to Westover. Chip said he thought the association should keep submitted plans on file. Larry moved, and it was seconded, that from now on, we ask people to provide us with a copy of the plans that we can keep on file. Homeowners would provide copies at their expense. The motion was approved.

Karen suggested that we ask Westover et al to put some markers that would delineate the driveway, especially at night in fog and snow. It would also be good to have some sort of a barrier put in, either of rock or a guardrail.

It was decided that we need to pursue this with Westover. Our first step is to get copies of the site plan. Then we will compose a letter to Westover, outlining our concerns re: easements, safety, and restoration of the roadway to previous condition. We understand that Westover has pictures of the road before work began.

Once the letter is ready, Graham, Bud and Chip will call on Westover to express our concerns and also to ask for the driveway to be marked temporarily, with something more permanent when finished.

**Contractor's fees for road repair.** Graham sent via email the form that the Retreat (over by Glen Haven) uses when people are putting in driveways. They have a \$1000 refundable deposit that they hold until work is done. If the road is damaged, they deduct the cost of repairs from the deposit.

We like the idea of a deposit, because we spend a lot of money on roads, only to have all the contractors' trucks tear them up. Chip said he didn't think \$1000 would be a large enough deposit. Kevin mentioned to Graham the night before our meeting that he thought the cost should be paid by the homeowner, not the contractor. However, we assume the contractor would indeed pass the cost on.

The question was raised as to how we could enforce this. Larry suggested asking Stan how other associations get a sign-off on building plans. Do the plans have to have HOA approval before the county signs off on them? That would be a good thing – how can we get that put in as a requirement for building permits?

There is also the question as to when would we collect the deposit: when the house plan is approved by the ACC, or when construction is started? There can be a considerable gap between approval and commencing construction.

There was some discussion as to the need for an attorney. Most people comply with HOA requirements, but it would be good to have some options for those times when people are less than cooperative. Perhaps we could put an attorney on retainer? Or just on call? If we don't do a retainer, we should at least have some previous contact with them. Karen volunteered to check out some alternatives. We need to know that any potential attorneys would not have a conflict of interest.

It was decided that a subcommittee made up of Chip, Bud, and Helen, would review and modify the Retreat agreement to make it fit our circumstances. They will bring a draft to the January board meeting.

Note for the record: There are still about 56 lots which do not have homes on them.

**Traffic patterns on Columbine/Alpine corner.** There have been some near misses on this corner. People coming down Alpine have a straight shot down, and drive too quickly. Trees block the sight distance, both from Columbine and Alpine. Maybe we could ask the Whytes if they could trim the branches of the trees. If we want to put up signage, we could put up a stop or yield sign on Columbine, as Alpine is the through street. The county is checking to see what we can do. Bud will check back with them.

#### Architectural Committee Report – Helen Miller

There have been no plans submitted since our last meeting. Helen did have a question about storage buildings. The house at 38 Pine Tree Drive is putting up a storage building, and Helen found that the covenants require ACC approval of storage buildings. However, there are no guidelines for what should be approved, and the building has already begun. It was suggested that Helen call Wayne Weissman, the director at Ravencrest (586-8118), and ask him for their building plans.

There was also a question about putting up fences. Our covenants do not address fences. Helen was advised to write a letter to the couple asking about a fence, suggesting that they be sure they were in compliance with county requirements for fences, and asking that they conform to the general guidelines for home exteriors as defined in our covenants, Section 2 (C).

OLD BUSINESS:

Changing the date of annual meeting. Karen feels it is more logical to have an other-than-summer meeting, since the majority of homeowners now live in the Estes area. Since summer people enjoy coming to the meeting to see friends, perhaps we could have a summer meet-your-neighbor BBQ, with no business conducted, and then have the annual business meeting at another time.

The concern is, would we be able to meet a quorum if we met during another time of year? How many people really don't come to the annual meeting because it's held in the summer?

It was decided we would put a survey in the upcoming newsletter, asking who can't come when the meeting is in the summer, and who would come to the meeting if it was during another time of year. Changing the date of the annual meeting requires a change to the bylaws.

It was agreed that we would discuss alternatives at the next board meeting. We might want to streamline the annual meetings by not having a speaker if there was a lot of business to conduct, or perhaps by having the business meeting before the potluck. It was suggested that the aroma of steaks grilling could have a salutary effect on people's desire to conduct business efficiently...

Kizer/Morrison dispute update. We have had no word from Kizers in response to the letter sent last month. We anticipate no further action and consider the case to be closed.

#### NEW BUSINESS:

Nominating committee We see a need for a nominating committee to begin searching for board replacements now. Last year Marilyn took the lead on this. Due to her success, she was prevailed upon to take it again. We need to be getting names to her now. Helen mentioned that Jim Fletcher might be interested. We can put notes on the bulletin board, and "help wanted" ads in the newsletter. Graham, Larry, and Robbi are all finishing their terms and those positions will all need to be filled.

Items for Newsletter: The next newsletter will come out before Christmas. Suggested topics include: a survey concerning the timing of the annual meeting, and perhaps other questions of concern; ads for board openings; a report on decisions of the board; the possibility of rewriting the bylaws so the Secretary/Treasurer position could be filled by two people; noxious weeds; culverts; fire mitigation and clean up day.

Dues: Robbi requested that we waive the dues for the four property owners on whom Hurricane Katrina had an adverse impact. It was moved and seconded. Approved.

Julie Vida has asked if we could waive dues for conservation easements. There was some discussion pro and con. The major question is whether a conservation easement is reversible. Robbi will check into that and we can revisit the topic at the January meeting.

There was a brief unplanned discussion on the need to do some long range planning and budgeting. We could then present the membership with a list of projects to justify a request for an increase in dues. Among projects mentioned were: road improvements and culverts, guardrails, and ongoing fire mitigation.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 11:50 am. The next meeting will be January 7, 2006 at Larry's with chili to follow!

Respectfully submitted,

Robbi Telfer

Secretary/Treasurer. Meadowdale Hills Property Owners Association