
Meadow Hills Estates HOA

ANNUAL Meeting

Tuesday, December 13th, 2022

6:00PM- 7:30PM

This meeting has both an in-person meeting opportunity at the MHE golf course dining hall and also an online meeting via google meets.

Remote Meeting via Google Meets

Video call link: <https://meet.google.com/iru-cuse-cob>

Or dial: (US) +1 617-675-4444 PIN: 923 848 671 0846#

More phone numbers: <https://tel.meet/iru-cuse-cob?pin=9238486710846>

Agenda

- I. Call to order by Board President Jake Zambrano
 - II. Roll Call
 - III. Review and Approval of Minutes
 - IV. President's Welcome
 - V. Open Forum - Members invited to be heard
 - VI. Reports
 - A. State of the HOA, Aspen Reserve Study, Jake Zambrano
 - B. Treasurer's Report, Communications, Claudia Van Buren
 - C. ACC, Stacey Elswick
 - VII. Old Business
 - A. Current board position, establish status
 - B. Recommended resolution
 - VIII. New business
 - A. Nominations for open positions
 - B. Introduction of candidates
 - IX. Other business
 - X. Adjournment 7:30 PM
-

Meadow Hills Estates

Annual Board Meeting

Held in person at MHE Golf Course Dining Hall
And virtually via Google Meets
Tuesday December 13th, 2022

Board Members in attendance

Jake Zambrano President
present

Stacey Elswick Vice
President present

Curt Clifton Member at
Large present

Robert Schiff Member at
Large present

Tim Parkhurst present
virtually

Claudia Van Buren
Secretary, Treasurer, and
Communications present

Call to Order

A Quorum was established.

21 households were present in person, 10 households were present virtually on Google meets. 8 Proxies were presented and validated.

Stacey Elswick - Motion to open the meeting with an established quorum, Seconded by Robert Schiff.

Minutes of the September and October meetings approved.

President's Welcome

State of the HOA Board President Jake Zambrano - presented Aspen Reserve Study. By-Laws revision will be required to enforce CCR's and meet current changes in HOA statutes. This will require our board to form a committee to review proposed changes submitted by our attorney in the 2023 year. A signup sheet was circulated.

Old Business

Resolution 15 was brought to the floor for adoption.

Motion to adopt by Rashad Booker, seconded Robert Schiff

Discussion: Originally drafted in December 2021, modified in 2022 to include language regarding the allowable number of square footage based on a percentage of 40-50% of total square footage allowable by Aurora Building code. Under Structures - ~~Recommended-strike language "vehicle storage, carports, hybrid structures, pool houses, she sheds et al."~~

Dennis Dechant (Our) Variance history was variances were granted based on who was on the board. Dolly Wilcoxson- What do we want to do? (Test) Will it add value to our homes? Judson Vandertol: 25 feet of sideyard clearance(for garages) is too much.

Jake Zambrano Point of order: To change the 25 foot clearance on the side of a garage would require a By-Laws change. Lynn Miller: Can the building be in any part of the yard?

Jake Zambrano Answer: yes. Doug Webb: In the original covenants Detached garages and car ports were both prohibited. To change the Covenants requires 51%.

Motion moved to a vote- 26 YES, 15 NO Motion carries. **Resolution 15 is adopted.**

Treasurer's Report -Claudia Van Buren

The Aspen Reserve Study was referenced in relation to the health of the HOA reserves.

The proposed budget was reviewed and compared with the current profit and loss statement chronicling current spending and bank balances which reflect a \$200 dues amount.

Bill Warkinten notes the reserve study does not reflect that in 2009, the board voted to keep \$25,000 in reserves for legal fees should anyone on the board be sued.

New Business

Jake Zambrano- Property Values have grown and it has become impossible for a volunteer board member to track CCR violations and approach homeowners with violations.

My recommendation is we utilize some of our budget monies to pay someone to walk the neighborhood and document violations and assist with sending letters out.

Discussion: Cathay Clifton doesn't want a neighbor to tick off complaints regarding other neighbors. Example: She experienced a disgruntled neighbor who constantly reported violations to code enforcement.

A motion to approve the use of a neighborhood surveyor for ACC enforcement was called: Galen Miller 1st, Rashad Booker Seconded. Votes- Only 1 no vote. Motion carries.

New Business con't.

Note: Several residents left the meeting. A quorum was maintained.

Motion: Galen Miller proposed acceptance of the proposed 2023 budget, reflecting a change in dues to \$100 a year. Rashad Booker seconded.

Discussion: Curt Clifton we collected more than double the amount of dues (for 2022)

Jake Zambrano: If we redo the bylaws and utilize a surveyor for ACC compliance if we start utilizing LPRC again all of the monies collected will be utilized. Teague Van Buren: I am

opposed to lowering the dues amount. Julie noted she voted for LPRC to be placed. Claudia Van Buren noted that looking up and seeing a camera may give a false sense of security.

The camera footage is not monitored by the company or the police. It is not reasonable to expect volunteer board members will monitor or retrieve video footage.

Lynn Miller noted that between four entrances to the neighborhood the cameras often broke 8-10 times a day and the company did not report the outages. Noted was the fact stolen vehicles are often used in the committing of a crime, and therefore not trackable to a culpable individual. Karen Le'Heroux suggests we form an ad hoc committee to explore the use of LPRC again. Stacey formed and circulated a sign-up sheet.

The **motion** brought to a vote: 7 YES 17 NO **The motion does not carry.** The dues shall remain at \$200 a year. A new budget will be formulated.

ACC Report Stacey Elswick

Four homes received notices of violation related to 9 infractions of the CCR's. Certified letters will be sent next week. We have two active requests regarding remodeling requests that are being reviewed.

Nominations

We have 2 remaining board members voted into three-year terms that began in 2022, Bobby Schiff and Jake Zambrano, (Sherry Sparks resigned when she sold her house.) each with two years left to serve. Claudia Van Buren and Tim Parkhurst both have 1 year left to serve on their terms. Stacey Elswick and Curt Clifton both have completed their full one year terms. We have three 3-year term positions to fill.



The floor opened to nominations:

Claudia Van Buren nominated Stacey Elswick, Rashad Booker seconded.

Judi Warkentin nominated Tom Miller, Rashad Booker seconded.

Lynn Miller nominated Judi Warkentin, Craig Mundt seconded.

The floor was closed to nominations.

Voting was determined by voice vote for all three candidates. For each candidate nominated, All said Aye, no opposition was recorded.

Elected:

Stacey Elswick 3 year term

Tom Miller 3 year term

Judi Warkentin 3 year term

A motion to adjourn was entertained. Seconded. The meeting was adjourned.