
Meadow Hills Estates

Board Meeting Agenda

Tuesday, July 12th, 2022

5:45 PM 7:00 PM

NOTE: This will be an optional in-person meeting at the Smoky Hill Branch of the Arapahoe Library, Meeting Room A. Address: 5430 S Biscay Cir, Centennial, CO 80015

5:45 Meet and Greet

Agenda

- I. 6:00 PM Call to order
 - II. Roll Call
 - III. Review and Approval of June Minutes
 - IV. Open Forum - Members invited to be heard
 - V. Speaker: John Egbert Past Board President 2019
Subject: Traffic calming project
 - VI. Reports
 - A. Treasurer, Communications, Claudia Van Buren
 - B. ACC, Stacey Elswick
 - C. Safety, Security Jake
 - VII. Old Business
 - A. Reserve Study
 - B. Dumpster dates for the Fall
 - C. Insurance decisions
 - D. Web Master
 - VIII. New business
 - IX. Other business
 - X. Open forum - Members invited to be heard
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XI. Adjournment 6:55 PM

An In person meeting was held at Smoky Hill Branch of the Arapahoe Library, Meeting Room A. Address: 5430 S Biscay Cir, Centennial, CO 80015

Attendees:

Jake Zambrano present	Bobby Schiff absent	Residents
Stacey Elswick present	(excused, traveling)	Mark and Ardie Weiner present
Claudia VanBuren present	No unexcused	
Curt Clifton present	1 board vacancy is unfilled	Karen L'Heureux present
Tim Parkhurst present via Google Meets		John Egbert present via Google Meet

Call to Order 6:09 pm- Jake Zambrano President

Roll Call - A Quorum is present

JZ Motion to approve Minutes Tim Parkhurst and Curt Clifton 2nd

June Minutes approved 6-0


Open Forum

Members Mark and Ardie discussed a concern that the rabbit population in our area has gotten out of hand and questioned what can be done about them. They expressed interest in the HOA pooling money to hire a private company to exterminate them. Discussion: Relocation projects are expensive. State Parks & Wildlife and local animal control will not trap or euthanize rabbits. Our mature Juniper hedges contribute to a growing rabbit population by providing impenetrable habitat for the rabbits. Rabbits can carry diseases that can harm humans, and through contact with infected fecal matter, humans can become sick.

Action Item: Jake Zambrano will speak to the local city council about possible remedies, Mark Weiner is invited to provide the names of some extermination companies.

Karen L'Heruex asked for clarification regarding the fees of the current attorney and the cost of re-writing of by-laws.

Listed as a discounted fee of \$200 an hour and rewriting of by-laws at \$500. JZ: With the pandemic, the accommodation of virtual meetings became necessary and occurred by memo. The goal would be to rewrite the by-laws to be CCIOA compliant throughout. Also to have ACC standards that could be applied consistently throughout the



neighborhood related to xeriscaping, address things in the covenants like solar. The detached garage amendment is completed. Other defining covenant work, includes the size of political signage placement and expiration, whether we require native plantings in any xeriscaping, or limiting the quantity of rock to a percentage of the landscape. The City of Aurora is creating new requirements for rockscape as a percentage of the lot. This does not apply to us because we are grandfathered in. The concept of xeriscape done well and described accurately for compliance is the challenge. Examples of rockscape done well is the median on Smoky Hill Rd. and the Bellview neighborhood. Any change in By-laws will require a $\frac{2}{3}$ vote in favor. One suggestion is to have an in-person meeting to engage the residents in the process that needs to happen for the annual meeting approval of new By-Laws.

Speaker John Egbert

Several years ago as part of that Meadow Hills HOA board, work was engaged to apply to a new City of Aurora traffic calming program. Through that application, traffic volume and speed were monitored. The work was stalled due to meetings canceled, the City was not moving forward on our submitted application etc.

Through a traffic calming meeting that Karen L'Heruex attended, early this year, the newly appointed traffic manager resurrected our application.

It was found on Dawson the average speed was 36-37 mph. Now Dawson will get traffic humps placed in 2023. Yield signs have been removed and stop signs have taken their place, Golf course egress, sight and vegetation were also discussed. Elkhart is not included in the hump placement, just a signage change. CC asked if the speed bumps were "a done deal." John noted no one objected to the project at the time it was submitted. The humps like the ones installed at Heather Gardens do not hinder low chassis cars or Fire trucks.

Treasurer's Report Communications Report

Treasurer's Report there were some discrepancies related to dues paid vs reported paid so our bookkeeper is auditing. Quickbooks is set up in the cloud. In relation to Harvey Starr our previous webmaster, he worked in a platform called Wix. He was unable to help us as he is not educated on Square Space. He declined the opportunity to be our webmaster.

ACC Report

Stacey noted she has taken pictures of non-compliant residents' yards. She is ready to send letters out to homeowners.

Action Item: Stacey will reach out to Claudia for addresses



Safety & Security Report

JZ - Has made contact with the Director of Aurora Parks and Rec - Brooke Bell. Also had Counselman Zvonek over for dinner, and noted the situation with that easement at the golf course parking lot, the goal would be to clean up that strip take out the Australian pine cut back the irises, then add stone back in.

KH Noted ideally a sidewalk instead of that strip, the visual access from the turnout from the golf course is still at issue.

Other Business

Reserve Study is due out this week July 15th.

Dumpster Dates August 6th. And again in September.

Insurance - State Farm is now our insurer. The lowest Bid was \$2300 Highest bid was our previous insurer Travelers Insurance at \$2900, Farmer's Insurance bid came in at \$3100.

Board denied a request to approve a variance for a home for disturbed children through our attorney for the vacant group home in our residential neighborhood.

Meeting adjourned 6:57 pm due to Library meeting Room reservation limits