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# Meadow Hills Estates

## Board Meeting Agenda

Tuesday, Sept 13, 2022

**6:00PM- 7:30PM**

### Agenda

- I. 6:00 PM Call to order
  - II. Roll Call
  - III. Review and Approval of July Minutes
  - IV. Open Forum - Members invited to be heard
  - V. Aspen Reserve Study
    - A. Review of Documents
    - B. Discussion,
    - C. Recommendations
  - VI. Reports
    - A. Treasurer, Communications, Claudia Van Buren
    - B. ACC, Stacey Elswick
    - C. Safety, Security Jake
  - VII. Old Business
    - A. Dumpster Report
    - B. Web Master
  - VIII. New business
    - Annual Meeting date, place, agenda
    - Setting of Annual dues amount.
  - IX. Other business
  - X. Open Forum -Members invited to be heard
  - XI. Adjournment 7:30 PM
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# Meadow Hills Estates

Board Meeting

Tuesday, Sept 13, 2022

## Attendees:

Jake Zambrano present

Curt Clifton (late)

1 board vacancy is unfilled

Stacey Elswick absent

Tim Parkhurst (late)

(excused)vacation

Bobby Schiff (late)

Claudia VanBuren present

A short ACC discussion prior to the Board meeting regarding a complaint for unoccupied property on Jefferson Pl. Paint choices were made w/o ACC approval prior to painting. Owner will be contacted.

## Call to Order 6:56 pm- Jake Zambrano President A Quorum is present

The July minutes will be revised to reflect B. Schiff was absent but excused, while Curt Clifton was present in person at the Arapahoe Library location. The July minutes as revised are approved. Motion to approve 5-0


## Open Forum - No homeowners present

## Review of Aspen Reserve Study

A review of the completed Reserve Study provided by Aspen Reserves indicates we have more than adequate reserves. The study was quite detailed. BS questioned whether the valuation of the fence and brick Marquees were accurate or whether the stated life of the brick marquees and wood fencing was accurate. It was determined that a discussion of 2023 dues amounts would be part of the Oct Meeting. As reflected in the Reserve study, no dues would be required to return the Reserve balance to the recommended levels by the study. If monies are not going towards LPRC security dues will not need to remain at \$200.00 a year. This could be presented to the Resident members to determine how to achieve the recommended attrition. Since Election Runner voting indicated Security was a high priority this collection of money is not being utilized towards its intended use. If a system were identified and purchased (or leased) it would absorb these overages.

## Reports

### ACC Committee (Chair absent)



ACC discussion- ACC has perhaps become overwhelming for the current Chair for a number of reasons. BS: Who is on the ACC besides Stacey? JZ: We Have a Chair Stacey, and we agreed to act as a full board (FBACC) in signing, and agreeing to letters of violation. Previous volunteers who agreed to serve resigned from service. CV: Since then CV and JZ have met via email to discuss/vote on homeowner projects that have come before the ACC. JZ By-Laws do not currently have the “teeth” to correct the long-term violations that are present in the neighborhood. None of these yards have not recently fallen in disrepair. We have yards that have been in disrepair for greater than a decade.

JZ suggested Update By-laws to give the kind of support needed. Pay an ala cart price to have a management company complete this portion of the HOA work, or pay an administrator to complete violation notices.

TP: We have a had poor ACC committee for the last three years. Further notes when he ran the ACC all went according to plan. JZ notes that the homes that are in non-compliance have been so for a decade if not longer.


TP: As a board, we agreed to escalate from trash can compliance to other minor violations and advance from there. That has not happened. Provided Example: One of the previous homeowners with a yard that has been in non-compliance was put on the ACC. The board at that time provided volunteer help to bring her yard into compliance. She has since sold her property and her yard remains one of the worst offenders in MHE. TP Asked that JZ come to him, for ACC questions, as he knows a lot of the historical data. This turnaround will take two years. It will move forward from there. Has the ACC written one violation this year? Our GWS has a file for each house in MHE. TP: Unless you (the MHE board) provide me with a computer, I am not going to utilize Google Work Space. TP noted that a neighbor across from Don Kato has no computer and can not access our website. She has used her neighbor's assistance to go to the website.

JZ: With most materials stored on the web, it is unreasonable to buy board members their own laptops for volunteer work.

JZ: According to our standards of conduct, and our policies - we have the rules in place that we need. You need a certain level of computer literacy to work on this board.

TP: We have spent too much time on automation. We should all have the same access.

JZ: One of the reasons our board struggles is the lack of continuity of documentation. Paper files are not turned over, they become lost. There is no continuity over the last ten years. Three options: We can continue to run the ACC as



homeowners, expand the role of our bookkeeper to send out letters, send out the follow-ups, drops the documentation in the cloud, works with the attorney to file liens in supporting the ACC chair or we hire a management company.

TP: You missed the big one, we could go back to a voluntary HOA, if you are saying we might vote in a management company, I will personally go around to the neighbors and gather signatures to return to a voluntary HOA.

CVB: Bellaire currently pays their board president to walk the neighborhood and issue violations.

RS: Bellaire let their management company go as quickly as they hired them due to cost.

CVB: They let their management company go because it was a full-service agreement and not an ala carte arrangement.

TP: We got a \$1500 out of a homeowner who had a series of violations.

CVB: You collected fines but the corrections never occurred, the reason is the bylaws do not have the necessary language to enforce the CCR's.

JZ: It didn't work we have 10-15 properties that have been in disrepair for 10 years.

CVB: Writing violations is worthless because our bylaws do not support it.

RS: Yards have bad and we can work on that, dirt in the driveway can be cleaned up.


The barking dogs, on Eagle, should garner a letter. We are dancing around the elephant in the room. Just because our by-laws are not strong, does not mean we should not write these letters.

JZ: We have to get up to date with the times, no one uses jump drives anymore. We have to get up with the times. I am not opposed to meeting with a homeowner to present a violation of CCR's. We could ask our Bookkeeper to take on some of this work. For where we are as a board, we should have a better plan.

RS: I suggest that we contact Richard President of Bellaire to walk our neighborhood. Its worth making contact. He could write letters and notify us of his work. I would recommend we pay Richard, \$200 a month to write letters.

TP and CC and RS expressed a position against utilizing a management company in any form.

CC: ACC tends to attempt to manage areas that are beyond their boundaries. Personal example: Parking on rocks, I was written up for parking on the rocks. Parking on the rocks is perfectly legal, but I was written up for it.



JZ Possible violation of ACC CCR's related to paint color. Mailboxes are all on one side of the street. The house was infested with mice, rats, squirrels. The house has been under construction since purchase in April.

New contract at golf course (rebid every two years.) it is now called Duffers. Golf Course managers were nice to work with. Pruning and cleaning up the median space between Dawson and the golf course.

**Action Item:** Reach out to Richard to see if he is willing. Jake will reach out to Stacey to see if she is still interested in being the ACC Chair. Claudia will secure the meeting space at the clubhouse.

## Annual Meeting Discussion

JZ Q& A session for ratification of the modified Garage Resolution, and revised bylaws.

We did our previous voting through Election Runner. That could work again.

There is a different standard for a ratification vote. CC:  $\frac{2}{3}$  of all residents garages, and a separate vote on ACC revisions, instead of 2/3rds of people attending the meeting.

So a mailing to residents, 84 yes votes would be the 2/3rds vote.

TP: If you have a violation that is not resolved you are not a member in good standing and can not vote. Suggest we reduce the dues, or take a dues holiday.

**Action Item:** Curt Clifton and Jake Zimmerman will host dumpsters. Sandwich boards will announce the dumpsters.

## Other Business

JZ: We need a webmaster to help with our communications and posting to our website.

CVB: There has been a fair amount of difficulty posting to the website. Checking with Harvey Star (our previous web master) he was unfamiliar with the Square Space platform, and could not help with the difficulty of posting to our website.

I was unable to send a blast email to announce dumpsters. Communication and platform posting is not going smoothly.

Motion to adjourn RS: Seconded CC Vote to approve 5-0



Meeting adjourned 7:30 pm