

# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: January 8, 2020 | 7:08 pm*

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### In Attendance

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Board: Dave Houghton, Ken Shrum, Beth Van Eaton, Melodie Baker, Cindy Graham

Guests: Nick & Laurie Hammett

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### Summary

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- **Minutes for December** were approved as read.

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### Finance

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- **Treasurer report** reviewed and approved.

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### Old Business

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- **Vacant Townhouse Lots (Tax Sale):** Further discussion and clarification that the HOA is not going to attempt to acquire the lots, but to investigate having the lots converted to Open Space by the county. Jon is still in discussion with the county on this topic. Tabled until next month.

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### New Business

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- **Homeowner Inquiry – Keeping Chickens:** Nick & Laurie Hammett approached the board about keeping a few chickens behind their home. Proposition was discussed and approved by the board with the condition that no roosters would be kept.

# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: February 4, 2020 | 7:00 pm*

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### In Attendance

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Board: Jon Shaffer, Dave Houghton, Dave Schroeder, Melodie Baker, Cindy Graham, Sharron Simmons

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### Summary

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- **Minutes for January** were approved as read.

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### Finance

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- **Treasurer report** reviewed and approved.

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### Old Business

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- **New Sign for Pool:** Tabled.
- **Vacant Tax Properties Conversion to Green Belt:** After further discussion, it was decided to not pursue this any further.
- **Bridge Construction:** Latest info from the county is that this will be a culver replacement to happen in 2021. Detour route hasn't been finalized yet.
- **Pool Cover Replacement:** Will table this until pool opens in May so we can review status of existing pool cover. Possible options are:
  - 15 year under 6k
  - 20 year under 6.3k
  - 12 year under 6.1k
- **Pool Pump Replacement:** Replacement timeline to be updated by Ken / Dave H / Jon. Will be finished in time for pool opening.

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### New Business

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- **Property Liens:** Filing papers cost the HOA \$50.00 , after discussion the board has approved that the \$50.00 charge for filing papers will now be charged to the homeowner as part of handling fees.

# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: March 4, 2020 | 7:05 pm*

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### In Attendance

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Board: Dave Schroeder, Ken Shrum, Jon Shaffer, Dave Houghton, Beth Van Eaton, and Cindy Graham

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### Summary

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- Cindy Graham agreed to take meeting minutes.
- **Minutes for February** were approved as read.

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### Finance

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- **Treasurer report** reviewed and approved.

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### Old Business

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- **New Sign for Pool:** The signage at the pool was discussed. A decision about signs was tabled, pending members' evaluation of the current signs.
- **Bridge Construction:** There were no updates about the bridge construction.
- **Pool Cover Replacement:** Tabled until pool opens in May so condition of current cover can be assessed.
- **Pool Pump Replacement:** Ken Shrum expects a final price quote for the new pump this week. \$7150 has been budgeted for its purchase; purchase of the pump was approved. Ken plans to place the order by the middle of the month.

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### New Business

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- **Pool Manager Position:** The Foxes and Maroneys have both expressed possible interest in the pool manager job for this year. If neither decides to apply, the position will need to be advertised next month.
- **Board Positions:** Kevin Maroney and Lori Hammett have both expressed interest in joining the HOA Board. Greg Romine may step down as his work keeps him from attending meetings. This issue will be tabled pending discussion with Greg

# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: May 6, 2020 | 7:00 pm*

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### In Attendance

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Board: Jon Shaffer, Dave Houghton, Ken Shrum, Sharron Simmons, Melodie Baker, Dave Schroeder, Beth Van Eaton, Kevin Mahoney, Cindy Graham

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### Summary

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- We had our first meeting via zoom, will repeat if meeting room as the library is still not open.
- **Minutes for March** were approved as read.

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### Finance

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- **Treasurer report** reviewed and approved.

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### Old Business

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- **Board Position:** Greg Romaine will step down from his position on the board and will be replaced by Kevin Mahoney. Approved by the board.
- **Pool Cover Replacement:** Will assess condition of current cover during removal.
- **Pool Pump Replacement:** New pump to be installed which will take about a week. Ken will be heading this project.
- **Pool Manager / Maintenance:** Kevin Mahoney will be taking care of the pool and was approved by the board. Kevin and family will start cleaning the area. Limbs will be taken away, Michele Shaffer will help with the chemicals. Mowing the pool area has already been completed.

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### New Business

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- **Pool Opening:** Talked about the opening of the pool, wanted to open on time but due to water issues in the valley will not happen. Also waiting to see recommendations of amount of people allowed in pool at one time.

# BOARD MINUTES

## Meadowcreek Community Association

Meeting called to order: June 2, 2020 | 7:07 pm

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### In Attendance

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Board: Jon Shaffer, Dave Houghton, Melodie Baker, Ken Shrum, Kevin Maroney, and Cindy Graham

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### Summary

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- **Minutes for May** were approved as corrected.

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### Finance

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- **Treasurer report** reviewed and approved.

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### Old Business

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- **Pool Maintenance:** The new pump has been installed, as well as the VFD, which enhances the pump's efficiency. Chemicals have been added and the water should clear soon.
- **Pool Opening:** The pool should be ready to open in the first or second week of June. As the local pool will not be open this summer, we should anticipate increased usage. An increase of \$1 in guest fees was approved, meaning the guest fee will now be \$2.
- **Pool Use/Management:** Pool regulations were discussed. Rules will be posted at the gate, and will be as follows:
  - Pool will be open 9:00 a.m. to 8:00 p.m.
  - 50 people maximum
  - Frequent disinfection of bathrooms, preferably every hour
  - 6 feet between groups
  - \$2 per guest
  - Owners must be responsible for sanitizing the areas they use & cleaning up after themselves.

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### New Business

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- **Neighbor Connections:** The Board approved a request to send flowers to the Robbins family in memory of Jon, who recently passed away.
- **Plan Approvals:** Kimberly Barickman's plan to build across from the Baileys has been approved. The Reynolds family are proceeding to build next to the Harder's. Plans were approved over a year ago, and should be reviewed again, as the approval is now beyond the original timeframe.
- **Pool Use/Management:** The Romine girls may want to offer swimming lessons. There were questions about number of kids, safety/legal issues, insurance, etc. The issue was discussed, but no decision was made.

- **Neighborhood Cleanup:** A few homeowners deserve a big “thank you” for the many hours of work they have voluntarily provided for various projects this Spring.
  - Dave & Marty Unruh cleaned the tennis court so it can be used for pickle ball. (There was an \$80 charge for dump fees.)
  - Jon Schaffer, Dave Houghton, and Ken Shrum worked many hours getting the pump installed, the water cleared, and the pool ready for opening. Jon plans to haul the old motor and other metal in the shed to the recyclers soon.

# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: July 1, 2020 | 7:00 pm*

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### In Attendance

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Board: Jon Shaffer, Dave Houghton, Melodie Baker, Ken Shrum, Beth Van Eaton, and Cindy Graham

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### Summary

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- **Minutes for June** were approved as read.

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### Finance

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- **Treasurer report** reviewed and approved.
- **Electric Bill:** Dave also noted that the electric bill is lower by approximately 40% thanks to the new pump and VFD. The HOA might even get a rebate for its improved efficiency.
- **Plantings:** Additionally, the HOA still owes Diane Romine for plants and flowers that she planted in the pool planters

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### Old Business

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- **Building Plans:** The Reynolds building plans have been re-approved.
- **Pool Use/Management:** The Romine girls will not be offering swimming lessons.
- **Pool Maintenance:** Jon still plans to haul away metal from the shed, and some broken concrete from his residence.

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### New Business

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- **BOD Position:** Sharron has resigned from the board. Cindy agreed to take meeting notes.
- **Landscape Plans:** Janet Holm has submitted a plan for landscaping her yard at #3 Parkway. The plan will be submitted to Marla for approval.
- **Pool Maintenance:**
  - Bob Cannon will provide a proposal for restoration of the restroom floors in the bath house.
  - The Board agreed to hire a plumber to assess and repair showers in both restrooms, to replace the outdoor faucet, and to clear out the drains.
  - A replacement roof for the bath house is planned for next year. Depending on the budget, it could be moved up to this Fall. Cost is projected to be around \$6500.
  - The pool cover has disintegrated and will not last another winter. Dave will contact the manufacturer of the current cover to get an estimate for a replacement.
- **Pool Use/Management:** Some homeowners have issued complaints about noise and loud music from pool patrons. Dave has included a reminder in the mailed billings for this quarter. Beth has also put a reminder on the website.

# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: August 5, 2020 | 7:05 pm*

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### In Attendance

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Board: Jon Shaffer, Dave Schroeder, Melodie Baker, Ken Shrum, Kevin Maroney, and Cindy Graham

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### Summary

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- **Minutes for June** were approved.

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### Finance

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- **Treasurer report** was reviewed and approved. Spending is currently at 36% of the total budget. There are still a few outstanding bills for miscellaneous items.
- The HOA received a \$250 rebate from San Isabel for improved pump efficiency

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### Old Business

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- A box to ship the pool cover has been sent & should arrive soon.
- The Holm's plan for landscaping at #3 North Parkway has been approved and is underway.

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### New Business

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- A proposal from Bob Cannon for restoration of the restroom floors is still pending.
- House plans for John Deventy have been approved.
- Repairs of showers in both restrooms, toilet, urinal, replacement of the outdoor faucet, and clearing drains has been completed. A bill from Les Coy is still pending.
- The Metro District will be fixing water pipes leading into the pool.
- The water slide has a leak in the seam and should be repaired at the end of the season.
- No recent noise complaints have been noted.
- The pool was closed when a "poop in the pool" issue arose. The water was checked the following day and was deemed safe to resume normal operations.
- Residents should be reminded of bears in the area; food should be stored & all doors locked.
- The fence around the pool enclosure has been cut in a couple of places & may need repairs.
- Tennis court repair was discussed, as there is interest in establishing a pickleball court. Costs are unknown and need to be explored. Possibilities are to budget for it next year, assess HOA members for all or part of the costs, or some combination of both. A vote by the HOA would be needed for a special assessment.
- Residents need to be reminded to clean-up & to clear away noxious weeds from their property.
- New pool chairs will be needed for next year; we should monitor summer clearance sales.



# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: October 7, 2020 | 7:00 pm*

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### In Attendance

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Board: Jon Shaffer, Dave Schroeder, Beth Van Eaton, Kevin Maroney, and Cindy Graham

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### Summary

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- **Minutes for August** were approved.

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### Finance

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- **Treasurer report** was reviewed and approved. Spending is currently at 36% of the total budget. There are still a few outstanding bills for miscellaneous items.
- A savings of approximately \$1200 was noted due to energy efficiency of the new pump.

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### Old Business

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- For next year, additional chairs, umbrella tables, rope, and signage are needed.
- New construction is proceeding at the following residences: Reynolds, Moser, Barickman, and Devencenty.
- Kevin made some inquires about converting the tennis court into a pickleball court. Estimated costs are \$20,000-\$30,000.
- Dave H. reported that the estimate for refinishing the restroom floor is approximately \$9800. Discussion followed about the possibility of obtaining a DIY epoxy kit and getting HOA volunteers to do the job.
- Lawn equipment seems to be in good working order as long as it is regularly maintained.
  - Tractor: good condition, although tires may need to be replaced.
  - Mower: old, but still working well.
  - Weed eater: ok.
  - Leaf blower: ok.
- There was a brief discussion about considering the purchase of a spare pump for emergency use or when other pump needs maintenance. The cost would be approximately \$5000.
- Some cracks in the pool surface are already appearing; another resurfacing will probably be needed in about 7 years.

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### New Business.

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- Some yards are in need of maintenance to remain in compliance with the covenants.
- Lee Foss ordered flowers for new residents: the Bellers, Padillas, & Thomases.
- Minutes & financial reports are posted on the website once they have been approved. Beth was commended for her great work on maintaining it and keeping it up-to-date.

# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: November 4, 2020 | 7:00 pm*

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### In Attendance

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Board: Jon Shaffer, Dave Houghton, Dave Schroeder, Kevin Maroney, Melodie Baker, Nick Hammett, and Cindy Graham

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### Summary

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- **Minutes for October** were approved.

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### Finance

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- **Treasurer report** was approved after several discussion items related to income and expenditures were addressed. These included the following:
  - Melodie stated that interest on CDs should be budgeted as income. At present time, interest is rolled into CD amounts as they are renewed.
  - The increase of fees for pool guests was discussed. No complaints were noted. Income from guests has been approximately \$1500, which exceeded the projection of \$550. Budget projections will be increased to \$1500 next year.
  - Maintenance of lawn equipment for next year was discussed. While maintenance of equipment is the responsibility of the manager, teenaged staff does not usually have the expertise to repair it. When other than routine maintenance is required, pool staff can be directed to contact 3-4 people who can either fix the equipment or will know who to call for further assistance.
  - For next year's budget, an increase from \$750 to \$1000 in the "Pool Improvements" line item was recommended because several new items are needed, including rope, chairs, signage, benches, and possibly other furniture.

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### Committee Reports

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- Construction at the Moser residence is completed. Construction is in progress at the Reynolds, Barickman, and Devencenty residences.

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### Old Business

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- Kevin will work on getting estimates to convert at least one of the tennis courts into a pickleball court. Benches are also needed. Melodie will work on getting estimated costs.
- Action on refinishing the restroom floors was tabled until next Spring.
- Flowers were delivered to the Bellers, Padillas, & Thomases (new owners). Cindy Bailey plans to close the only local flower shop in April. Melodie and other HOA members who go to Pueblo often can share pick-up/delivery when notified by email. Cindy Graham recommended that the budgeted amount of \$25 be increased.

- The idea of purchasing a spare pump for emergency use was tabled. If needed in the future, it will be considered as an option.

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## New Business.

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- Budget items for next year were discussed:
  - So far, we are \$6375 over budget for this year and the question was raised about whether we have been over-budgeting. The consensus of opinion was that it is preferable to be over- budget than under-budget.
  - The diving board needs to be braced and resurfaced, or better yet, replaced. Kevin will research costs.
  - Expensive capital improvements are planned for next year. These include a new roof for the bath house, floor resurfacing, and (potentially) tennis court improvements.
- Nick Hammett has been appointed to the remainder of Sharron Simmons' term on the HOA Board.

# BOARD MINUTES

## Meadowcreek Community Association

*Meeting called to order: December 2, 2020 | 7:00 pm*

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### In Attendance

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Board: Jon Shaffer, Dave Houghton, Dave Schroeder, Kevin Maroney, Melodie Baker, Nick Hammett, Ken Shrum, Beth Van Eaton, and Cindy Graham

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### Summary

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- **Minutes for November** were approved.

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### Finance

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- **Treasurer report** was approved.

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### Committee Reports

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- There were no committee reports. However, Jon noted that the large trucks moving through South Park recently were hauling-in fill for the Devencenty construction project.

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### Old Business

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- Flowers were delivered to new residents, the Bellers, the Thomases, and the Padillas.
- It was unclear as to whether flowers had been sent to the Jones family (new residents) or to Diane Ellison (in memory of her husband Ron). Melodie said she would check with Cindy Bailey.

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### New Business.

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- Jon noted that he'd gotten a few questions about marked trees close to the creek near the bridge. He explained that trees marked with pink paint would be cut down by the county to prepare for a temporary bridge while the original bridge on the main road is replaced.
- Plans to plant new trees in the "island" have been cancelled. The main donor backed out of paying for them.
- Jon received a complaint about a South Park property that is non-compliant with the covenants. At issue are a number of structures including, but not limited to, a non-conforming shed, a quonset-style structure, a lean-to added to the garage covered with a tarp, and miscellaneous construction items scattered on the west side of the property. It was identified as the Baker property at #8 Garden State. Jon said he had discussed the complaint with the owner in November.
  - Melodie stated that this was a personal issue and that she did not believe it should be a matter for the Board. She said that some of the structures had been in place for up to 20 years, before the covenant revision in 2005. Additionally, she stated that the tarp-covered building was temporary and would be taken care of soon.

- A paraphrased summary of the discussion that followed included the following points:
  - Temporary structures have not been permitted for all owners; therefore should not be permitted for one owner.
  - “Temporary” can be a matter-of-opinion.
  - Outbuildings are required to closely match the color and style of the main house, and, if over a certain size, must be approved in advance by the Architectural Control Committee.
  - Other owners have put significant effort into keeping their properties aesthetically attractive, including outbuildings. [See Covenants 3.4 & 3.7.]
  - Covenants should be adhered to by all owners. Personal issues aside, the covenants apply to all properties. [See Covenants, IX, specifically 9.1, 9.2, and 9.3.]
- The discussion concluded with Jon’s proposal to meet with other architectural committee members (Marla Nugent & Ken Shrum) for the purpose of drawing up a written agreement with a specific date by which the property must be brought into compliance. A timeframe of Dec 31, 2020 for the agreement, and (no later than) June 30, 2021 for compliance was proposed.