

MEADOWCREEK COMMUNITY ASSOCIATION
February 8, 2017 BOARD MEETING

The meeting was called to order by Jon Shaffer at 7:05 PM

MEMBERS PRESENT: Cindy Graham, Dave Houghton, Jon Shaffer, Dave Schroeder, Sharron Simmons, Gary Jordan and Brian Prichard

GUESTS PRESENT: None

QUORUM CHECK: There were 5 members present constituting a quorum

SECRETARY'S REPORT: Secretary's report was reviewed and approved

TREASURER'S REPORT: Treasurer reported January, 2017 income of \$6,716.00 and expenses of \$107.58 leaving an ending balance in the checking account was \$15,704.96. The savings balance was \$62,982.19. The Treasurer's report was approved.

OLD BUSINESS:

Dave Houghton called Pueblo County to report the potential hazard of the large trees near the South Park entrance. The county responded that they would inspect the trees in the spring.

Gary Jordan accepted the board position for a new three year term, which was approved at the annual meeting.

NEW BUSINESS:

The board unanimously approved moving \$10,000.00 in reserve funds to a new CD at ENT Credit Union, this will be in addition to the existing \$62,982.19 in CD funds held.

The board discussed the pool manager position and job duties for the 2017 summer, the item will be discussed at the March meeting.

There being no further business, the meeting was adjourned at 7:45 PM

MEADOWCREEK COMMUNITY ASSOCIATION
March 8, 2017 BOARD MEETING

The meeting was called to order by Jon Shaffer at 7:00 PM

MEMBERS PRESENT: Cindy Graham, Dave Houghton, Jon Shaffer, Dave Schroeder, Greg Romine and Brian Prichard

GUESTS PRESENT: None

QUORUM CHECK: There were 6 members present constituting a quorum

SECRETARY'S REPORT: Secretary's report was reviewed and approved

TREASURER'S REPORT: Treasurer reported February, 2017 income of \$3,540.00 and expenses of \$507.15. A \$10,000 CD was purchased during the month, leaving an ending balance in the checking account of \$8,737.81. The savings balance was \$72,982.19. The Treasurer's report was approved.

OLD BUSINESS:

Jon Shaffer discussed splitting the current duties into two separate contracts, one for pool manager and for the grounds.

The board is seeking bids for a pool manager, to date no bids have been received. The board will place an ad in the paper in an attempt to generate more interest in the position. The board will expect to review bids at the April meeting.

NEW BUSINESS:

Jon Shaffer discussed the proposal by Pueblo County to complete work on the South Park bridge. During the repairs a secondary entrance will be opened to access Colorado Blvd.

There being no further business, the meeting was adjourned at 7:45 PM

MEADOWCREEK COMMUNITY ASSOCIATION
April 12, 2017 BOARD MEETING

The meeting was called to order by Jon Shaffer at 7:06 PM

MEMBERS PRESENT: Cindy Graham, Dave Houghton, Jon Shaffer, Sharron Simmons, Greg Romine and Brian Prichard

GUESTS PRESENT: None

QUORUM CHECK: There were 6 members present constituting a quorum

SECRETARY'S REPORT: Secretary's report was reviewed and approved

TREASURER'S REPORT: Treasurer reported March, 2017 income of \$480.00 and expenses of \$196.48, leaving an ending balance in the checking account of \$9,021.33. The savings balance was \$72,982.19. The Treasurer's report was approved.

OLD BUSINESS:

None

NEW BUSINESS:

Pueblo County intends to remove and/or trim trees located at the South Park entrance, and on the island near the bridge. The work is expected to be completed in the next couple months.

Pool cleanup is scheduled for Saturday, May 13th, lunch will be provided.

There were three bids received for the pool manager position for the season. All three bids were discussed at length by the board, including previous pool experience, the contract price and the ability to provide the time necessary to complete the work as required in the job requirements. It was requested that Mr. Shaffer address specific concerns with the candidates and a follow up e-mail vote would be held. In a subsequent vote via e-mail on 4/18/17 the board selected Mr. Pagnota to manage the pool for the 2017 season.

The board discussed the proposal from Michelle Shaffer to provide all necessary training of the new pool manager as well as ongoing oversight of pool management to ensure the quality is up to the standard that the owners have come to expect. In addition, Michelle Shaffer will maintain landscaping/grounds maintenance for association property including the pool and tennis courts. The proposal was discussed at length and approved by the board via e-mail vote held subsequent to the meeting on 4/18/17. Jon Shaffer abstained from the vote.

There being no further business, the meeting was adjourned at 8:00 PM

MEADOWCREEK COMMUNITY ASSOCIATION
June 13, 2017 BOARD MEETING

The meeting was called to order by Dave Schroeder at 7:03 PM

MEMBERS PRESENT: Dave Houghton, Dave Schroeder, Sharron Simmons, Gary Jordan and Brian Prichard

GUESTS PRESENT: Joe Williamson, Eric Baker

QUORUM CHECK: There were 5 members present constituting a quorum

SECRETARY'S REPORT: Secretary's report was reviewed and approved

TREASURER'S REPORT: Treasurer reported May, 2017 income of \$3,150.00 and expenses of \$1,694.59, leaving an ending balance in the checking account of \$14,233.09. The savings balance was \$73,075.33. The Treasurer's report was approved.

OLD BUSINESS:

Discussed receipt of resignation from Pool Manager, Gunny Pagoda effective June 12, 2017. The board discussed an offer by Kyle Shaffer to assume the duties of the Pool Manager effective June 13, 2017 at the remaining amount due under the existing contract. Kyle Shaffer was approved by an e-mail vote prior to the meeting.

NEW BUSINESS:

Discussed removing and disposing of existing mosquito traps at the pool since the parts are no longer available to keep the unit operational. Member, Eric Baker offered to donate his supply to the Association to keep the units operational. The offer was appreciated and accepted.

Discussed current tennis court improvements. Michelle Shaffer is working to fill the large cracks on the west tennis court. Michelle is providing the labor and the Association agreed to purchase the materials. The cost is expected to be \$100-\$250 in materials.

Constructing a sand volleyball court inside the pool grounds was discussed. Several board members voiced opposition to the proposal due to the likelihood of sand in the pool and filters. Member Joe Williamson proposed building a sand volleyball court on one side of the tennis court. The suggestion will require additional research and discussion.

Member, Eric Baker announced that he intends to construct one or more new townhouses on lots he owns in the Woodbine Subdivision. Mr. Baker noted the presence of liens filed by the Association for past due Association dues associated with the remaining lots. Mr. Baker informed the board that the 11 completed townhomes in Woodbine contribute \$3,960 annually to the Association and should be considered as a basis for relieving the past due Association dues on the unbuilt lots. The discussion revealed a previous agreement between himself and the Association to reduce the dues to one lot (\$90 per quarter) instead of multiple lots remaining. The agreement was not located prior to the meeting, however Gary Jordan remembers such an agreement.

After a lengthy discussion, the board proposed the following agreement:

1. Collect the lien amount in 5 equal installments, due upon receipt of Certificate of Occupancy issued by Pueblo Regional Building Department.
2. Beginning with the 3rd QTR, 2017, Mr. Baker will resume dues payments of \$90 per quarter until the last lot is sold.
3. Upon compliance with items #1 and #2 above, the board will forgive the remaining outstanding balance owed on the Woodbine lots
4. Upon executed agreement with Mr. Baker on all above items, the lien on the lots will be released allowing Mr. Baker to move forward immediately with construction.

There being no further business, the meeting was adjourned at 8:30 PM

MEADOWCREEK COMMUNITY ASSOCIATION
July 14, 2017 BOARD MEETING

The meeting was called to order by Cindy Graham at 7:03 PM

MEMBERS PRESENT: Dave Houghton, Cindy Graham, Sharron Simmons, Greg Romine, Gary Jordan and Brian Prichard

GUESTS PRESENT: Eric Baker, Tim Terry, Dan Roman

QUORUM CHECK: There were 6 members present constituting a quorum

SECRETARY'S REPORT: Secretary's report was reviewed and approved

TREASURER'S REPORT: Treasurer reported June, 2017 income of \$248.75 and expenses of \$5,757.12, leaving an ending balance in the checking account of \$8,724.72. Treasurer reported the bill for natural gas was higher than usual for the period at \$1,639.73. The board discussed the possibility that expenses may exceed budget in some areas due to unforeseen expenses at the pool. This will be discussed once we know what the actual costs are. The savings balance was \$73,075.33 The Treasurer's report was approved.

OLD BUSINESS:

Pueblo County reported they will postpone removing the trees near the South Park entrance, and instead will trim the trees to remove dead branches. The time frame is unknown.

NEW BUSINESS:

The subject of the request for the release of the lien on the lots owned by Eric Baker at Woodbine was discussed in more detail. Mr. Baker rejected the previous proposal and requested an option that would discontinue quarterly HOA dues on the lots until developed. After a lengthy discussion the following motion was made by Gary Jordan and Second by Greg Romine. The motion was passed by the board with a vote of 4 in favor 1 opposed and 1 abstention.

1. Collect the lien amount of \$2,439.63 in 5 equal installments of \$487.93, due upon receipt of Certificate of Occupancy issued by Pueblo Regional Building Department.
2. Regular monthly HOA regular quarterly dues will become due on the remaining sites as they are developed. Regular quarterly dues will be assessed upon the earliest of either the sale of the developed unit or at the time the unit becomes occupied.
3. Upon compliance with items #1 and #2 above, the board will forgive the remaining outstanding balance owed on the Woodbine lots
4. Upon executed agreement with Mr. Baker on all above items, the lien on the lots will be released allowing Mr. Baker to move forward immediately with construction.

GUEST INPUT:

HOA member, Tim Terry requested that the board consider removing the Woodbine Subdivision from the Meadowcreek HOA. Mr. Terry noted that many of the residents do not utilize the pool and therefore are not receiving a benefit from being part of the Meadowcreek HOA. The board discussed the request and decided such a request would require more research and would likely require a vote of the entire membership. The item was tabled for future discussion.

HOA member, Eric Baker provided the board with a copy of the letter dated October 10, 2015 addressed to the HOA board at that time. The letter discusses Mr. Baker's concerns and suggestions for the operations and maintenance of the pool facility. The board duly acknowledges receipt of the letter and a copy is attached to these meeting minutes.

Being no further business, the meeting was adjourned at 8:35 pm.

October 10, 2005

Meadowcreek Homeowners' Association

Dear Board Members:

I would like to take this opportunity to present to you my concerns regarding the operation of the swimming pool and the maintenance of the pool grounds and facility.

- The purchase of a \$5100.00 winter pool cover in my opinion was a total mistake and there are several reasons why. The pool must be drained at the end of each summer to the point where the shallow end is exposed in order to minimize the possibility of cracking due to the surface water freezing (as has been done for the numerous past years). If the water level is lowered below this point there is the potential of the return lines freezing. If this were to happen and the return lines break we would have major damage. The pool water cannot be saved from year to year due to massive green algae build up and the ongoing build up of black fungus on the bottom of the pool at the deep end. We are dealing with a junior olympic-size masonry pool which is much different than a residential fiberglass pool. If freezing causes the pool or piping to crack it will be a very serious ordeal which could potentially close the pool indefinitely. I interviewed two people in the last two days who have direct hands-on experience with large swimming pools and they both concur that a winter pool cover is a waste of money.
- In the spring of this year I was of the understanding that we would hire a professional painter to come in and etch the pool whether by acid or sand and paint the pool prior to refilling at an estimated cost of \$2500.00. However since I missed pool clean-up I was surprised to find the pool was nearly filled with water which eliminated the possibility of painting the pool this year.
- It was brought to the attention of some current board members that the skimmer blocks need to be replaced which will not be an easy job to do. The skimmers are an important part of proper pool operation and ours are in bad shape.
- Currently there are pool pump issues and possibly boiler issues that need to be resolved prior to opening day next year. I will not support the idea of raising the existing pump and motor out of the existing pit simply to make it easier to access the screen. This will cost several hundred dollars and involve several volunteer man hours to accomplish with very little reward. However a new mounting bracket for the motor and pump is still highly recommended.

I recommend that I be put in charge of the pool maintenance effective immediately. I feel that I am the most informed person in the Association in regards to the operation of the equipment and I will do whatever it takes to ensure that it is operated efficiently and cost-effectively. Currently, any time there is an issue with pool equipment I am the first one who is called. I have never hesitated to offer assistance yet I feel there are several major and minor issues to contend with at this time. First and foremost we must drop the water level to the position that has been established in the past to prevent pool damage. Since the pool pump is down we must rent a pump immediately to achieve this water level before cold winter temperatures set in. Currently we have several maintenance issues to contend with such as draining the water from boiler and

pool house. Minor issues involve completing the water line to the slide or replacing the dirt so that the exposed water line isn't damaged this winter. The maintenance area looks very unkept and the pool house is in need of painting. The landscaping around the pool needs to be addressed and so on. All of these issues need to be resolved long before a wish list of playground equipment and expensive solar heating equipment is even a consideration.

My feeling is that the pool is a valuable asset to our association and I have been instructed on how to care for it. I have donated countless number of hours to ensuring that it is kept in good running condition.

BOARD MEMBER ELECTIONS/QUALIFICATIONS

Mr. Jim Stewart has resigned as Woodbine Village representative to the Meadowcreek Homeowners' Association. Since this is an appointed position and not an elected one, he should also resign from the Meadowcreek Board as well.

Sincerely,

Eric Baker

MEADOWCREEK COMMUNITY ASSOCIATION
October 11, 2017 BOARD MEETING

The meeting was called to order by Cindy Graham at 7:00 PM

MEMBERS PRESENT: Dave Houghton, Dave Schroeder, Cindy Graham, Sharron Simmons and Brian Prichard

GUESTS PRESENT: Eric Baker, Tim Terry

QUORUM CHECK: There were 5 members present constituting a quorum

SECRETARY'S REPORT: No minutes were available from the August meeting, and there was no meeting in September due to lack of a quorum.

TREASURER'S REPORT: Treasurer reported September, 2017 income of \$943.42 and expenses of \$2,417.04, leaving an ending balance in the checking account of \$3,292.80. The savings balance was \$68,337.31 after moving \$4,956.30 to the checking account in August to cover unforeseen expenses. The Treasurer's report was approved.

OLD BUSINESS:

Pueblo County reported they will proceed with removing and trimming the trees near the South Park entrance.

The board discussed the expected need to complete surface maintenance to the pool in the spring. The board discussed providing an improved entrance into the pool at that time for the less mobile members. Some suggestions included concrete stairs or a prefabricated ramp structure. Additional research on cost and durability will need to be obtained before a final decision can be reached.

NEW BUSINESS:

The board was made aware of a tree that needs trimming near one of the townhouses that is for sale and under contract. The new buyer experienced difficulty in obtaining hazard insurance due to the encroachment of some of the tree limbs from the common area. The common area is the responsibility of the owner, who is not local. Dave Houghton suggested writing a letter to the owner requesting the tree to be trimmed.

Being no further business, the meeting was adjourned at 7:50 pm.

**MEADOWCREEK COMMUNITY ASSOCIATION
DECEMBER 2017 REGULAR MEETING AND ANNUAL MEETING**

The meeting was called to order by President Jon Shaffer at 7:10PM

Members Present: Gary Jordan, Jon Shaffer, Dave Schroeder, Cindy Graham, Dave Houghton

Owners Present: Vern and Marty Unruh, Jay Pothour, Eric and Melody Baker, Marla Nugent, Ed Roland, Bill Bean, Lou Sadler, Ada Clark, Tim Terry, Ken Schwitzer, Larry and Phyllis Fogle.

Quorum Check: There was 5 members present constituting a quorum.

Secretary's Report: Report from October was approved (There was no November meeting due to a lack of quorum)

Treasurer's Report: Approved

Old Business: Discussion was held regarding the tree trimming at the Townhouses. The Board has decided that it is not in the best interest of the Association to consider owning the common area and owners have decided that they are not interested in pursuing owning a small parcel at their individual townhouses the situation will remain as it has for the past several decades.

Discussion was held regarding the pool refinishing and new steps this coming spring. It appears that concrete steps are not practical so either a special pool ladder or drop in steps as proposed by owner Eric Baker some time back seems to be the option. We have a quote from a pool supply company for a removable pool ladder. Eric Baker was asked if he has obtained a quote for steps but he has not. When quotes are in hand for all options a decision can be made.

The Board addressed the questions from guests:

1. Can we do something to dress up the area where the County removed the trees at the entrance and will the Association pay for landscaping? The County has previously been asked if they would allow some landscaping in the area and they have advised that they would want to see a layout and plan on just what would be done but they would be receptive to considering any proposal. It was pointed out that it is not felt appropriate that the Association pay the cost because it could be considered a benefit for Southpark with little value for owners in Woodbine or Northpark. It was suggested that if a group wants to pursue such a project that Southpark owners may be willing to make personal contributions in both time and funds to accomplish the plan.
2. Weeds in the roadway growing in the cracks in the pavement in Northpark. Would the Association be willing to purchase chemicals to kill the weeds? This was followed by the comment that the roadways are all getting in poor shape and need maintenance. It was decided that the best approach would be to contact the County Commissioners and request that the roadways be placed on the schedule for maintenance this next spring.
3. Who is responsible for clearing all the downfall that is up and down Greenhorn Creek? Should the County be responsible? It was noted that the property does not belong to the County so they would not assume any responsibility and in fact the property along the creek is zoned as a

greenbelt and is the property of a private owner who has shown that he will not take responsibility. It was also noted that previously it was considered that since a drainage such as Greenhorn Creek is under the jurisdiction of the Colorado Division of Water Resources but it has been learned that they will take no responsibility on the matter. It seems that with the fact that more and more of the old ancient cottonwoods will meet their fate as time goes on there is no question that the problem will unfortunately become worse.

4. With the 8 year spending projection would it not make more sense than spending a lot of money on the existing pool that a smaller, less expensive, and more practical pool be considered? About 5-6 years ago there were a couple of options evaluated to accomplish this objective since it absolutely does make a lot of sense. First was replacing the pool with one that would be much shallower and only slightly less in the present 40' X 80' footprint. Costs obtained at the time placed the cost at somewhere between \$350,000 and \$400,000 which was not possible. A second option was to place a smaller 20' X 40' fiberglass pool inside the existing pool and fill the excess area for a larger deck. People at the time did not feel they wanted to consider a pool of this size which might have been accomplished at around \$125,000. Both of these proposals assumed using all the existing auxiliary equipment. The Board will again take a look at options in the next few months before the refinishing is approved.

5 Why aren't the Board Minutes posted on the web site as the latest ones are for June 2017? While we have missed having several meetings this past year due to lack of quorum, it was believed that we had corrected this oversight. For instance, the Minutes that were just approved this evening were from the October meeting since we did not have a November meeting and the minutes for October should be posted in the next few days because the procedure is that they are not posted until approved. It was felt by the owner that it was not necessary to wait until after approval before posting but it has been found that most public groups use this procedure including District 70 and CCMD.

With this part of the meeting concluded the December meeting was adjourned at 8:05PM

Annual meeting was called to order at 8:15 PM

All Members and Owners from previous meeting were present

Election of Officers: Cindy Graham, Dave Schroeder, and Brian Prichard were elected to 3 year terms by acclamation as there were no other nominations.

The remaining 1 year term vacated by Rich Hustede had two persons who were interested in being appointed. Ken Shrum who has earlier agreed that he would fill the vacancy and Melody Baker. After some discussion Gary Jordan, who had asked to resign from his position a year ago but agreed to stay on until such time as a replacement could be found, asked that since there did seem to be a replacement that the Board accept his resignation leaving a 2 year vacancy. Ken Shrum was appointed to fill the balance of the 1 year term and Melody Baker was appointed to fill the 2 year vacancy.

Meeting adjourned at 8:30 PM