

**MEADOWCREEK COMMUNITY ASSOCIATION
JANUARY 10, 2018**

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

Members Present: Jon Shaffer, Dave Schroeder, Cindy Graham, Dave Houghton, Melodie Baker, Greg Romine, Ken Shrum and Brian Prichard

Owners Present: Gary Jordan, Eric Baker

Quorum Check: There was 8 members present constituting a quorum.

Secretary's Report: Meeting minutes from December 2017 regular and owners meeting were discussed and approved

Treasurer's Report: December income was \$1,063 and expenses were only \$54.67, leaving an ending balance of \$8,706.97 in the checking account. The savings account balance was \$68,488.05. Treasurers report was discussed and approved.

Old Business

The board discussed a complaint about the weeds growing in the cracks in the pavement in Northpark. It was decided that the best approach would be to contact send a letter to the county to request that the roadways be placed on the schedule for maintenance.

Discussion was held regarding the pool refinishing and new steps this coming spring. Board members and owners are working to obtain bids for sandblasting the pool as well as constructing steps. The board will discuss once the bids have been received.

New Business:

The board discussed replacing the existing cooking grills at the pool.

The board discussed changing the location of the board meetings to the library to encourage more involvement from guests. The location change would require a change to the meeting date to the 1st week of the month. If approved, the notice of the change in meeting date would be included with the 2nd Quarter billing statements. Melodie Baker will check the availability of the meeting room with the library and report back.

Board positions of President, Vice President, Secretary and Treasurer were discussed for the 2018 year. No board member expressed interest in any of the positions. A motion was made by Ken to maintain the current board positions and a second was made by Dave Schroeder. The motion was unanimously approved; Jon Shaffer as President, Cindy Graham as Vice President, Dave Houghton as Treasurer and Brian Prichard as Secretary.

The January meeting was adjourned at 8:07PM

**MEADOWCREEK COMMUNITY ASSOCIATION
BOARD MEETING 2/14/2018**

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

MEMBERS PRESENT: Cindy Graham, Dave Schroeder, Ken Shrum, Melodie Baker, Dave Houghton

QUORUM CHECK: 5 members present constituted a quorum

SECRETARY'S REPORT: Meeting minutes for 1/10/2018 were reviewed and approved

TREASURER'S REPORT: Treasurer advised that 3 CD's have been moved on maturity to a Money Marked Savings account so funds will be available for pool refinish and a 4th due 2/25 will also be moved. Income for January was \$9577 with expenses of \$171.22 leaving a checking balance of \$18,112.75. Treasurer's report was approved.

OLD BUSINESS:

A letter was sent to Pueblo County asking if maintenance could be scheduled to address cracks and road damage. In response, a Road Supervisor met with Jon Shaffer and Dave Houghton after he had inspected the roads. He said he would spray the weeds in the cracks this summer and would ask for funds to do some crack sealing and even to overlay a section in North Park.

Grills have been inspected and found that one needed new valves and knobs and one that had come loose from the concrete was reset. Parts have been ordered at a cost of about \$75 and the grills should be serviceable for this summer.

Pool refinishing was discussed at length and it was reported that a volunteer committee of Jon Shaffer, Ken Shrum, and Dave Houghton have been meeting to prepare a scope of work to send to the two bidders for the project to assure that both bids are comparable and the job is satisfactorily completed. It was pointed out that at this time it is important that an award be made no later than 3/1. Jon Shaffer has requested that the Board authorize awarding the job via e-mail contact after the Committee identifies which bidder should have the award based on "best bid". Motion made and approved for this procedure.

Dave Houghton circulated a copy of photos and a bid in the amount of \$3946.99 delivered to purchase a set of removeable steps. Since this project is in the current year improvement plan and it has been repeatedly requested by members, the Board approved the purchase.

Discussion was held regarding the proposal to move the Board meeting to the GV Library and the date changed from 2nd Wednesday to 1st Wednesday. Board approved and owners will be notified of the change by Newsletter in the 2nd Qtr. Billing and the April meeting will be at the Library.

NEW BUSINESS:

A new mixing valve has been ordered for the bathhouse water system and the old one did not work at all last summer. Cost for the Valve Approx. \$90

Dave Houghton asked that the Board approve asking Michelle Shaffer if she would order pool chemicals this spring as this has been done in past years to take advantage of Spring Sales which suppliers run.

This item was approved and Dave Houghton will contact Michelle to see if she is willing to do the ordering.

Shaffer's have advised that they do not intend to do the Pool and Grounds work this summer so members were asked to exert extra effort to identify someone dependable who would be willing to take over this work. It is critical that we have a good team for the work to keep the facilities in the excellent condition that we have grown accustomed to in the past few years. This is an ideal summer job for a family with high school aged youngsters and Michelle Shaffer has agreed that she will work with whomever is selected to pass on her knowledge.

Ken Shrum advised that a Neighborhood Watch program has been started for all of the Valley and there is a lot of enthusiasm for the program. Ken has volunteered to be a Block Captain for the west area of South Park and is asking that some owners in east South Park and North Park step up to get involved. Anyone interested can call Ken at 1-505-330-9952 and he will give you information on who to contact.

Meeting adjourned at 8:15 PM

Meadowcreek Community Association -- Board Meeting Minutes 8/1/18

The meeting was called to order at 7:00 p.m. Members present were Ken Shrum, Melodie Baker, Greg Romine, Dave Houghton, and Cindy Graham.

The Secretary's Report was approved with the correction of adding Sharron Simmons as present. The Treasurer's Report was approved with the clarification that "Planned Maintenance" be added as a separate line item to the Treasurer's Report. Entries of "\$10,000 for pre-payment of pool finishing" and "\$34,000 for completion of pool finishing and pool steps" will be listed in that category.

Committee Reports:

Architectural: Owners at #2 Churchill Downs requested permission to install solar panels. Request was approved by email vote prior to the meeting.

Old Business:

Sharron Simmons has agreed to serve as HOA Secretary. Melodie Baker has received three donations to fund trees in the Southpark median. Greg Romine reported that no donations have been received for a Volleyball Court so far. Approximately 20 HOA members attended the July 21 Community Party.

New Business:

Pool Update: Dave Houghton and Ken Shrum proposed that the pump should be replaced as it has deteriorated significantly. A more modern pump will be more efficient and will save electricity. The issue was tabled pending further research. The gate lock also needs to be replaced.

New resident Beth Van Eaton has volunteered to manage the HOA webpage in 2019.

For electronic billing, E-mail addresses for about 50% of Meadowcreek residents have been received so far.

Covenants enforcement: Residents who rent from their parents/in-laws caused a recent disturbance inside the pool enclosure. Law enforcement was required to resolve the dispute. There was discussion about permanently barring these residents. However, as they were not the actual homeowners, they were in violation of the covenants and should not have been using the pool. In a separate discussion, there were questions about the ownership of #13 Woodbine Village Drive, and whether these residents are owners or renters. Melodie Baker advised that she would get appropriate legal documentation to Jon Shaffer.

In future communications with homeowners, the board should emphasize that members must comply with the covenants.

Guest Input:

Bill Bean discussed his concerns about the condition of the condominium next to his. Fencing is in disrepair, trees need trimming, and miscellaneous debris is accumulating. He requested that the architectural committee intervene.

Good of the Order:

Melodie Baker expressed her concerns about a letter that was emailed between board members last month. The letter addressed some personal matters and some board issues, and her position was that personal issues should not have been brought before the whole board. Discussion followed about proper use of email as a platform among board members, emphasizing that only board business should be addressed in group emails.

The meeting was adjourned at 8:25. The next meeting will be September 5.

Respectfully submitted, Cindy Graham

HOA meeting 12/5/2018

Meeting called to order at 7:00

Guest: Ken Schwitzer, Bill Bean, Marty Unruh, Vern Unruh, David Shippley, Lee Foss, Ron Foss, Jack Day

Filter Project: Ken Schrum will be working with the company we have chosen and finalize this month.
Ken will order in Jan/Feb will be a lead time of 6 to 8 weeks.

Tree trimming around the pool: Ken Schum will call Cutting Edge and Terry Golly for bids and report out.

Web management: Voted and approved to cancel with John Freeburg. David will make phone call. We will move to an in-house web management, Beth Van Eaton, will be the webmaster. New page will be WWW.meadowcreekcolorado.com

Volleyball court will cost \$3000.00... table until spring 2019

Tree planting in our round about will be done in spring 2019

Capital projects are not in current budget for 2019

Dave will review liability on our pool. Need to know what accountability will be on homeowners.

2019 budget approved.

All board members approved for 2019.

Meeting adjourned at 8:00 pm