

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: Jan 2, 2019 | 7:06 pm

In Attendance

Melodie Baker, Ken Schrum, Dave Houghton, Cindy Graham, Jon Shaffer, Sharron Simmons

Summary

- **Minutes for December** read and approved.
- **Treasurer report** reviewed and approved.
- **New web management page** will be \$432.00 for 2019
- **Tree planting** we have \$350.00
- **Capital projects** are in our current budget for 2019.
- **Liability at pool:** two million dollar liability per occurrence. Our insurance agent believes this amount is adequate for our needs.
- **Bath house retrofit:** CCMD has advised that the bath house needs a pressure device costing \$2000.00. The water has been turned off and we have put on hold until spring. Ken Schrum has contacted a plumber that will contact Greg Romine.
- **Member Email Addresses:** Our new Web page needs to have our members e-mail address, this will enable our members to stay informed of current happenings on top of saving money with our mailings. We are looking forward to seeing newsletters, when our dues are ready. This will also give you a place to have input into our community. Please send your e-mail address to Dave Houghton: davehoughton@ghvalley.net

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: Feb 6, 2019 | 7:05 pm

In Attendance

Dave Schroeder, Jon Shaffer, Cindy Graham, Melodie Baker, Dave Houghton, Ken Shrum, Sharron Simmons

Summary

- **Minutes for January** approved with corrections.

Finance

- **Treasurer report** reviewed and approved.
- **Repayment Schedule:** Mr. Lucero has made a schedule to pay back dues (\$1380.00) to the board. Jon has accepted proposal and he will be caught up by Sept.
- **Tree Trimming:** Terry Golly will be trimming our trees for \$500.00 It will be a short trim to balance out the tree
- **Pool Maintenance:** Filter purchase has been approved by the board. Ken will order with an 8 week leadtime. Check will be sent for \$9495.88. Ken will be working with a plumber on the vacuum breaker.
- **Pool Caretaker Applications:** Once again it is time to receive bids for our pool caretaker position. Please contact Jon Shaffer for job description.

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: Mar 6, 2019 | 7:02 pm

In Attendance

Dennis Martinez, Jon Shaffer, Dave Schroeder, Sharron Simmons, Dave Houghton, Ken Shrum, Cindy Graham

Summary

- **Minutes for February** approved.

Finance

- **Treasurer report** reviewed and approved.
- **Lucero Repayment:** Total money that will be received from Mr. Lucero will be \$2399.00.

Pool

- **Filter purchase** will be a total of \$11,601.30. New amount will include manifold and valve assembly.
- **Back flow valve:** To meet code requirements we need to install a back flow, due to having toilets in our building. The cost will be \$750.00 Approved by the board.
- **Pool Liability:** We have had inquiries regarding liability if any accidents in the pool, we are an LLC which means no individual home owner can be held financially for any incidents.

Architectural Committee

- Roger Reynolds has been approved as a new home builder.
- Dennis Martinez presented plans for a shade that does not meet our covenant requirements. Dennis will revise and present to board.
- Ken Shrum will be the new member on the Architectural Control Committee replacing Gary Jordon.

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: Apr 3, 2019 | 7:03 pm

In Attendance

Dave Houghton, Melodie Baker, Ken Shrum, Cindy Graham, Greg Romaine, Sharron Simmons

Guest: Bill Bean

Summary

- Correction from meeting of 3/6/2019
 - Wording amended to: "To comply with Colorado City rules regarding shooting fire arms on property for "hunting" purposes..."
- **Minutes for March** approved with correction noted above.

Finance

- **Treasurer report** reviewed and approved.
- **Lucero Repayment:** Total money that will be received from Mr. Lucero will be \$2399.00.

Summary

- **Neighborhood Watch:** Ken Shrum is a part of this meeting and South Park is still in need of a block captain for the east side of South Park and North Park. If there is any interest please contact Ken.
- **New Trees:** We have \$575.00 for the purpose of buying trees for the middle isle near the pool. Delivery for the three trees will be \$100.00 We will be planting Hawthorn trees, Melodie will be coordinating this process.
- **Tennis Courts:** Greg Romaine will research possible surfaces.
- **Pool Filter:** New filter has arrived and the old one has been removed. Will start assembly this week, will review water quality when we take off the cover to determine if we need to drain any water.
- **Pool Caretakers:** We have offered the job to the Fox family, they should be much better this year as they did the job last year.
- **Safety - 911:** Reverse 911 test scheduled for 3rd week of April.
- **Safety – Speeding:** We need to be aware of our speed limits.
- **Road Damage:** Our corner at Parkway and Gulf Stream is not looking good. Jon Shaffer will follow up with Pueblo County.

Architectural Committee

- **Approved:** the building of a six foot fence for the Frazier home. Will be L-shaped off the driveway for a new dog.

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: May 1, 2019 | 7:04 pm

In Attendance

Melodie Baker, Dave Schroeder, Ken Shrum, Jon Shaffer, Dave Houghton, and Cindy Graham

Guest: Michael & Athena York

Summary

- Cindy Graham agreed to take meeting notes and read the secretary's report.
- **Minutes for April** were approved as read.

Finance

- **Treasurer report** reviewed and approved.

Summary

- **Email Billing System:** There was discussion about the new email billing system. Approximately 8 HOA members who usually pay on time have not yet paid second quarter dues. At least one owner did not receive a billing notice attached to the most recent newsletter, and it's possible that this occurred to others as well. Reminders may be needed to those who have not yet paid.
- **New Trees:** A guest question about trees to be planted in the South Park "island" prompted a discussion. Melodie has not yet purchased trees, but plans to do so soon. There was discussion about how to keep the trees watered. Using pool water that has been treated with chemicals could kill young trees. Board members agreed that city water from the pool facility can be used for watering by extending hoses from the pool house over to the island.
- **Pool Work:** The new filter has been installed and plumbed; sand still needs to be added. Water at the facility has been turned on. The backflow preventer has been replaced. A new seal assembly for the men's urinal is needed. Ken said he could buy and install one. Jon suggested that a plumber could also be called

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: July 3, 2019 | 7:05 pm

In Attendance

Beth Van Eaton, Dave Houghton, Cindy Graham, Dave Schroeder, Ken Shrum, Sharron Simmons

Summary

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

Finance

- **Treasurer report** reviewed and approved.
- Waiting on Natural gas bill, Dave phoned to confirm not received.
- Dave will move \$2500.00 from money market and move to ENT CD #63 as it renews on 7/17
Approved by board.

Old Business

- **New Trees:** Awaiting update on planting of new trees in the island.

New Business

- **RV Parking:** Question presented to board regarding guest in RV at homeowner's house. There is nothing in our covenants preventing this from occurring. Approved by board.

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: August 7, 2019 | 7:09 pm

In Attendance

Beth Van Eaton, Dave Houghton, Dave Schroeder, Ken Shrum, Melody Baker, Jon Shaffer
Guests: Ken Schwitzer (homeowner), Jim Eckert (CCMD)

Summary

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

Finance

- **Treasurer report** reviewed and approved.
- First natural gas bill received and was surprisingly high. May be due to extra boiler use or possible boiler age. Will wait for next bill and reassess need to inspect boiler.
- \$2500.00 was moved from the low interest money market and in to ENT CD #63, renewed for 7 months for a better rate.

Old Business

- **New Trees:** Tree planting is waiting on cooler weather and final donation of funds.

New Business

- **Petition from CCMD regarding the HollyDot sign on the undeveloped North Park townhouse open-space land:** The new landowner has demanded CCMD remove the HollyDot sign, but the owner's new For Sale sign is in direct violation of Meadowcreek covenants. The CCMD approached the board to discuss possible solutions and it was decided that the CCMD would contact the owner and offer one of two options:
 - The For Sale sign can stay in exchange for a permanent above-ground easement for the HollyDot sign (which already sits on a CCMD below-ground utility easement).
 - The CCMD will offer to purchase the land and convert it to common ground.

The CCMD will report back to the board on the results of the negotiations.

- **Property Maintenance:** A few concerns have been raised by some neighbors regarding property maintenance. After a discussion it was decided that any perceived issues were minor, both neighborhoods were looking good, and there was no need to pursue any enforcement at this time.
- **Pool Pump:** Dave Houghton reports the pump is overheating and could fail at any time. Rather than doing another rebuild, it was decided to invest in a brand new pump. Dave and Ken Shrum will research suitable replacements.
- **Dues Drop Box:** A suggestion was made for a drop box for HOA dues at the pool. This was deemed as unnecessary and a potential theft risk. Suggestion was dismissed.

- **Tree Removal Request:** Ken Switzer approached the board seeking approval to remove a small stand of scrub oak at the rear of his property. The request was approved by three members of the Architectural committee sitting on the board.

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: October 2, 2019 | 7:05 pm

In Attendance

Ken Shrum, Dave Houghton, Melodie Baker, Cindy Graham, Sharron Simmons

Summary

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

Finance

- **Treasurer report** reviewed and approved.

Old Business

- **None**

New Business

- **Pool Pump:** Looking at two recommendations: Ken Shrum is looking into the recommendations and will report out at next meeting.
- **Dead Tree – Pool Area:** We have a dead tree in the pool area; We have two options:
 - Beth will send out notice advising that any member can cut down the tree and use as fire wood.
 - The board will pay to have the tree cut down by Terry Golly before end of year.
- **Trees for Island:** Melodie will have the trees planted in the Spring.
- **Road Repair:** Gulfstream #31 needs to have a patch filled in front of their home. Dave will contact and advise.

BOARD MINUTES

Meadowcreek Community Association

Meeting called to order: December 4, 2019 | 7:05 pm

In Attendance

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

Guests: Kevin, Anne & Maureen Maroney; Nick & Laurie Hammett; David Shipley; Larry & Phyllis Fogle

Summary

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

Finance

- **Treasurer report** reviewed and approved.

Old Business

- **Pool Pump:** Pump for the pool will cost between 5-6k. No electrical will be required as plastic canister versus cast iron. Plumbing only, new pump will only need one man to pull out. \$1200 will be allocated for maintaining. Three week lead time. **TABLE FOR NOW**
- **Road Repair:** Patch work on road in front of Hammett home has been added to list with Pueblo county.

New Business

- **Vacant Townhouse Lots:** Several lots, allocated for town houses, are available from tax sell.
 - Can we put them back into green belt?
 - Will the county be open to this?

Motion to pursue with the county to turn these lots into green belt was discussed and approved by the board. Jon and Melodie will be working on this.

- **Pool Signage:** New sign for the pool was discussed. No resolution.
- **Bridge Repair:** Bridge repair has been put on hold by Pueblo county.