

# OAK MEADOWS HOMEOWNERS' ASSOCIATION

## BOARD MEETING MINUTES

May 15, 2007

The OMHA Board of Directors meeting was called to order at 5:40 pm on Tuesday, May 15, 2007 in the basement meeting room at the Western Colorado Contractors' Association, located on 27<sup>th</sup> Street between Glen and Grand Avenues in Glenwood Springs.

### **Board members in attendance:**

David Pendleton    Chris Adelman  
Charlie Hill        Cliff Colia  
John Fuller         Martha Fredendall  
Jeff Sellers         Nan Walther

### **Homeowners in attendance:**

Julie Fuller  
Randy Walther  
Patti Austin  
Ginger Pendleton  
John Fetzko

### **Old Business**

**1. Minutes** - The minutes of the special meeting on April 4, 2007 Board of Directors were reviewed. Nan Walther stated that she did not agree with the recorded time the meeting was called to order. John Fuller moved to approve seconded by Jeff Sellers and passed 7-1 (Walther opposed).

**2. Election of Officers** - John Fuller nominated David Pendleton for President. Jeff Sellers nominated Nan Walther for Treasurer. Nan Walther nominated Jeff Sellers for Secretary. Chris Adelman nominated himself for President. All nominations were accepted and no further nominations were presented. David Pendleton, Nan Walther and Jeff Sellers were elected as President and Chairman of the OMHA Board of Directors, Treasurer, and Secretary respectively.

**2. OMSCO Update** – An OMSCO water treatment facility tour was conducted on May 12<sup>th</sup> and another is scheduled for Wednesday, May 16<sup>th</sup>. All OMHA members are encouraged to attend. Jeff Sellers asked if OMSCO has reserve funds to pay the legal fees associated with the current OMWA lawsuit. Chris Adelman asked if OMSCO is capped at a maximum of \$50,000 for legal fees associated with the OMWA lawsuit. John Fuller stated that there are reserve funds available to cover the legal fees and that those fees are capped at \$50,000 based on the agreement made with OMDC regarding the defense of the lawsuit. John Fuller also encouraged any interested OMHA members to attend the OMSCO meetings.

**3. ACC Construction Day/Hour Restrictions-** ACC Rule/Fine Schedule. The Architectural Control Committee has a rule regarding construction hours that permits construction Monday through Saturday from 7:00a.m. until 6:00p.m. and Sunday from 10:00a.m. until 5:00p.m. Charlie Hill mentioned that he had spoken with a contractor about the construction hours and the contractor was unaware of any restrictions and asked where they could be found. Randy Walther said that the ACC is working on a fine schedule and is working to notify builders of the rule. He also mentioned that a street cleaning fee will likely be assessed to current projects that have caused the road surface to deteriorate.

**Treasurer's Report** – The \$25 fee for late payment of homeowner assessments at 60 days has been implemented. Homeowner assessments have increased by \$2 from \$23 to \$25 in accordance with the measures that were voted on at the OMHA Annual Meeting. Regarding delinquent accounts, there is one homeowner with an OMHA lien and another who may have a lien soon. A question was asked about foreclosure for failure to pay OMHA assessments. The OMHA attorney has advised that there is a threshold of past due debt where a foreclosure would be feasible. Nan Walther was asked about her credentials regarding finance and accounting. She mentioned that she is retired and has extensive previous experience in corporate finance, has a Master's degree in Economics, and an Accounting Certificate.

### **New Business**

**Architectural Control Rules, Exterior Lighting** - All exterior lighting is required to have a shielded, downward directed fixture that prevents light from being broadcast outward from homes. Any complaints regarding exterior lighting should be directed to the OMHA Architectural Control Committee. The OMHA ACC will ensure that the new construction is compliant with lighting regulations. Complaints regarding existing homes will be handled by the OMHA BOD.

**Unsignliness Complaint** – A complaint was received regarding a property on S. Meadow View Ct. regarding an inoperable vehicle, neglected lawn maintenance, and window screens not installed properly. The owner will be contacted and given 30 days to rectify the current condition of the property.

**RV Storage Upgrade Project** – Cliff Colia is organizing the effort dubbed the *Keg and Klean* to remove junk and improve the RV storage lot. The project will require a dumpster and some volunteers to help clean up. The *Keg and Klean* is scheduled for **Saturday, June 23rd from 9:00a.m until 3:00p.m.** Refreshments will be provided to those who help and all are welcome. A 30 yard dumpster will be used to remove junk from the area and John Fuller volunteered to arrange delivery of the dumpster.

**Fire Mitigation** - Funds are available for homeowner associations from the state of Colorado. The state will pay half the cost of trimming and removal of underbrush that poses a significant fire hazard. The Forest Service is having an informational meeting on May 22<sup>nd</sup> at the Glenwood Springs Community Center. The purpose of the meeting is to provide information on how to initiate fire mitigation efforts and consider possible funding sources. The ravine area behind the townhomes has been identified as an area where thick underbrush needs to be cut away and removed. OMHA needs to act quickly if our area is to be considered for fire mitigation this year. Ginger Pendleton mentioned that previous fire mitigation efforts have resulted in a safer fire defense zone and an aesthetically pleasing landscape. Cliff Colia moved to have a consultant review the fire mitigation needs of our subdivision and submit a proposal. The motion was seconded by John Fuller and passed unanimously.

**Berm Update-** John Fetzko asked if a license could be granted for the use of OMHA property if the berm has encroached onto OMHA property. He said that 2 surveys would be required to establish the legal description and land boundaries of the berm area and that the area has been improved. Martha Fredendall agreed that the area has been improved but expressed concern over OMHA obligations for future maintenance of the area. David Pendleton said that the previous agreement between the OMHA BOD and the homeowner was to have a survey done with homeowner paying for the survey if the berm area was on OMHA property and OMHA paying for the survey if the entire berm area was located on the homeowner's property. John Fuller suggested that a survey of the homeowner property be done to establish where the homeowner property ends and establish any necessary disclosures. The OMHA BOD consensus was to have the property surveyed prior to making any agreements with the homeowner.

John Fuller moved to adjourn, seconded by David Pendleton and passed unanimously at 7:10p.m. **The next board meeting is scheduled for 5:30p.m., Wednesday, June 13<sup>th</sup>.**

***On the Web:*** OMHA governing documents, minutes from the Board of Directors' meetings, announcements and other items of interest to OMHA members are available at **[www.oakmeadows.us/omha.html](http://www.oakmeadows.us/omha.html)**

***Via E-mail:*** If you would like to receive Board meeting minutes and other OMHA news via e-mail, rather than by regular mail, please send your e-mail address to **[oakmeadowshoa@gmail.com](mailto:oakmeadowshoa@gmail.com)**.

Respectfully submitted,

Jeff Sellers  
OMHA Secretary