

# OAK MEADOWS HOMEOWNERS' ASSOCIATION

## BOARD MEETING MINUTES

January 18, 2006

The OMHA Board of Directors meeting was called to order at 5:35 pm on Wednesday, January 18, 2006 in the basement meeting room at the Western Colorado Contractor's Association, located on 27<sup>th</sup> Street between Glen and Grand Avenues in Glenwood Springs.

### Board members in attendance:

David Pendleton  
Greg Beightel  
John Fuller  
Mike Gueriera  
Charlie Hill  
Dennis Walters  
Nan Walther

### Homeowners in attendance:

Patty Austin  
Julie Fuller  
Jeff Sellers  
Randy Walther

### Old Business

1. **Minutes** - The minutes of the December 14, 2005 Board of Directors meeting were reviewed. A motion to accept the minutes was made and passed.
2. **Rule and regulations** - The Board, along with the Oak Meadows' homeowners in attendance, reviewed drafts of two proposed rules, both of which are required under the new Colorado Statute: *Collection of Unpaid Assessments* and *Conflict of Interest - Board of Directors*. The Board approved the distribution of these drafts to all homeowners for their review and comments. These drafts will be sent to Oak Meadows homeowners along with the minutes from the January Board of Directors Meeting and the February assessment. In addition, they will be posted on the Oak Meadows website. A vote to approve or disapprove the proposed rules will take place at the March 15, 2006 Board of Directors meeting.
3. **Oak Meadows website** - Special thanks to Ralph Delaney for redesigning and organizing the Oak Meadows website, [www.oakmeadows.us/omha.html](http://www.oakmeadows.us/omha.html). Once completed, the website will contain many of the Association's documents, including minutes from Board and homeowners' meetings, governing documents, rules and regulations, and general information, and will allow homeowners to access them electronically.
4. **OMSCO** - Oak Meadows Homeowners' Association has taken over the ownership and control of Oak Meadows Service Company (OMSCO). A brief report regarding OMSCO will be presented at the monthly OMHA Board meetings, either by John Fuller or by David Pendleton, both of whom are on the Board of Directors of OMSCO.
5. **Collections** - A homeowner whose account is now more than 90 days in arrears will be referred to the Association's attorney for collection. Homeowners are reminded that costs associated with the collection of outstanding accounts will be added to the homeowners account.
6. **Complaint re: rental of property** - The Board received a written complaint from a homeowner regarding the rental of a property within Oak Meadows. After discussing the issue and taking

into consideration that Garfield County's Zoning Resolution covers this issue, the Board decided to recommend that the homeowner file the complaint with Garfield County.

7. **Complaint re: Usage of Filing III Private Road** - The Board received a written complaint from a homeowner regarding the usage of the private road in Filing III and the ineffectiveness of the wording on the Filing III private road sign in preventing public and recreational use of the road. After discussing the issues raised in the written complaint, a motion was made by Charlie Hill to reverse the prior Board decision (Reference: *Minutes of the August 17, 2005 Board of Directors meeting*) to allow the sign to be placed on OMHA property and to refer the issue regarding the wording on the sign back to the residents of Filing III. The motion was seconded by John Fuller and approved unanimously.

#### **New Business**

1. **Road funds** – Charlie Hill recommended that a road fund be established for Beaver Court, Old Midland Road and Haystack Road to collect funds for future road repairs and resurfacing. David Pendleton will obtain information regarding the cost of resurfacing these roads when they were done last summer and will recommend an amount to be included in the monthly assessments. This amount will be proposed as part of the 2006 Annual Budget and will be presented for approval at the Annual Meeting of Homeowners in April 2006.
2. **Additional Rule and Regulation** – A rule and regulation regarding the conduct of meetings, required under the new Colorado Statute, has been drafted and reviewed by OMHA legal counsel. This draft, *Conduct of Meetings*, will be reviewed by members of the Board and discussed at the next Board meeting. Once reviewed by the Board, the proposed rule and regulation will be sent to Oak Meadows' homeowners for their review and comments, in accordance with *Rule and Regulation No. 2005-001: Process for Creation and Adoption of Rules and Regulations*. Additional rules and regulations will be drafted and distributed for homeowners' review over the next few months.

The meeting was adjourned at 7:30 pm. The next Board meeting is scheduled for **5:30 pm, Wednesday, February 15, 2006** at the Western Colorado Contractors' Association. Board meetings are open and all homeowners are welcome and encouraged to attend.

Respectfully submitted,

Nan Walther, Secretary

**On the Web:** Minutes from the Board of Directors meetings, as well as announcements and other items of interest to OMHA homeowners, 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 Nan Walther at [nbwalther@earthlink.net](mailto:nbwalther@earthlink.net)