

OAK MEADOWS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
December 13, 2006

The OMHA Board of Directors meeting was called to order at 5:30 pm on Wednesday, December 13, 2006 in the basement meeting room at the Western Colorado Contractors' Association, located on 27th Street between Glen and Grand Avenues in Glenwood Springs.

Board members in attendance:

David Pendleton
Greg Beightel
Cliff Colia
John Fuller
Charlie Hill
Jeff Sellers
Nan Walther

Homeowners in attendance:

George Blocker
Julie Fuller
Randy Walther

Old Business

1. Minutes - The minutes of the November 15, 2006 Board of Directors meeting were reviewed. A motion to accept the minutes from the meeting was made by John Fuller, seconded by Cliff Colia, and passed unanimously.

2. Request for return of construction deposit - A construction deposit was returned to a homeowner whose construction was recently completed, with a written acknowledgement from the homeowner that an inspection of the road in front of his property would be done in the spring after the snow melts. If there is damage to the road, the homeowner will be assessed for the cost of the repairs.

3. Request for removal of construction materials - vehicle storage area - David Pendleton will call the homeowner who has been storing construction materials in the vehicle storage area and discuss the timeframe for the removal of the building materials and construction debris. Users of the vehicle storage/overflow parking area are reminded that all vehicles stored in the area must be licensed, operable and moved at least once a year.

3. Collections -

a. Lien - A lien was prepared and will be filed 12/14/06 on the property of a homeowner whose assessments are now past due by more than 90 days. All associated legal and administrative costs have been applied to the homeowner's account and reflected in the lien..

b. Past due accounts - Nan Walther noted that many of the past due accounts are those of lot owners. Randy Walther, member of the Architectural Control Committee (ACC), suggested that the ACC be notified of the past due amounts (both OMHA assessments and fees and OMSCO tap fees) and no building plans be approved until all fees have been paid. This suggestion will be discussed at the next ACC meeting.

4. OMSCO Update - Nan Walther notified OMHA's insurance carrier of the OMWA lawsuit and provided copies of all legal documents to our insurance representative. John Fuller reported that depositions are being obtained. He also reported that a conference call has been scheduled for

December 20, 2006 between the attorneys for both sides with the goal of working toward resolution of the issues. Information on the Oak Meadows Water Association's (OMWA) lawsuit, as well as general information on OMSCO, including OMSCO's articles of incorporation, bylaws and other governing documents, are available on the OMHA website (www.oakmeadows.us/omha.html) under the heading of OMSCO.

5. Construction restrictions - Charlie Hill requested that the ACC look into regulations regarding the approved hours for construction in Oak Meadows, noting that on numerous occasions, construction work was started in the early morning hours and was undertaken on both Saturdays and Sundays. Members of ACC will contact the Code Enforcement Department of Garfield County regarding this issue, determine whether there are GarCo regulations in place, and report back to the Board at the next meeting.

6. Snow storage areas - Townhomes - Residents of the townhomes are reminded that the guest parking areas are reserved in the winter months for snow storage. Residents who continue to park their vehicles in the snow storage areas will have their vehicles plowed in or towed away at the owner's expense.

New Business

1. Written Complaint - North Meadow View Court - The Board received a written complaint from a homeowner regarding various issues. The Board discussed each issue and reviewed photographs taken by a Board member, and where warranted, the Board will address the issue in writing with the homeowner against whom the complaint was registered. In addition, the Board will also respond in writing to the written complaint. Homeowners are reminded that, when filing a complaint with the Board, they must follow the procedures outlined in the **OMHA Rule and Regulation No. 2001-01: Complaint Procedures**, a copy of which is available on the OMHA website at www.oakmeadows.us/omha.html

2. OMHA Secretarial Position - Nan Walther will resign as Secretary, effective January 17, 2007. Jeff Sellers volunteered to assume the Secretary position and was approved unanimously by the Board.

The meeting was adjourned at 6:45 pm. The next Board meeting is scheduled for **5:30 pm, Wednesday, January 17, 2007** at the Western Colorado Contractors' Association. OMHA Board meetings are open to all OMHA members and all residents are welcome and encouraged to attend.

Respectfully submitted,

Nan Walther,
Secretary/Treasurer

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