

OAK MEADOWS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
February 21, 2007

The OMHA Board of Directors meeting was called to order at 5:35 pm on Wednesday, February 21, 2007 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
Jeff Sellers
Nan Walther

Homeowner in attendance:

Julie Fuller
Randy Walther

Old Business

1. Minutes - The minutes of the January 17, 2007 Board of Directors meeting were reviewed. A motion to accept the minutes from the meeting was made by John Fuller, seconded by David Pendleton and passed unanimously.

2. OMSCO Update – John Fuller stated that there was no new information to report and that the parties to the lawsuit were not able to agree on a settlement and the lawsuit brought by OMWA is proceeding. David Pendleton stated that he would request a monthly update on the amount of legal fees incurred in response to Greg Beightel’s inquiry about current OMHA legal fee obligations.

3. Collections – OMHA Architectural Control Committee will delay review of a homeowner’s construction plans if the homeowner's assessments are not current. A lien has been filed on the property of a homeowner whose assessments are past due by several months. All associated legal and administrative costs have been applied to the homeowner's account. Another homeowner is in arrears for fees for the cleanup and removal of tree clippings and lawn debris. Thirty-four OMHA members are currently past due in their assessments. Nan Walther suggested that the Board review late payment procedures because some homeowners are paying their assessments only after several notices have been mailed. This practice allows a homeowner to pay late at little additional cost (interest only until 90 days past due), while OMHA incurs significant administrative costs to collect past due accounts. Cliff Colia suggested an informational notice be mailed to all OMHA members to explain the negative financial impact of late payment on OMHA.

New Business

1. Annual Meeting Planning – The OMHA Annual Meeting will be held on Wednesday, **April 11, 2007** at 6:00pm. An Annual meeting notice and agenda, proxy statement, proposed operating budget and annual assessments for 2007, financial statements for 2006 and a copy of the minutes from the last year's annual meeting will be mailed to OMHA members in mid-March. OMHA members are urged to either attend the 2007 Annual Meeting or give their proxy to a neighbor or a member of the Board of Directors. Jeff Sellers agreed to make arrangements for the meeting space and refreshments.

The meeting was adjourned at 7:10 pm. The next board meeting is scheduled for 5:30 pm, Wednesday, **March 21, 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,

Jeff Sellers
OMHA Secretary

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**

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 **omha_90@msn.com**