

**OAK MEADOWS HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**September 20, 2006**

The OMHA Board of Directors meeting was called to order at 5:35 pm on Wednesday, September 20, 2006 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

Greg Beightel

Cliff Colia

John Fuller

Charlie Hill

Jeff Sellers

Nan Walther

**Old Business**

1. **Minutes** - The minutes of the August 23, 2006 Board of Directors meeting were reviewed. A motion to accept the minutes from the meeting was made by John Fuller, seconded by Jeff Sellers, and passed unanimously.
2. **Rules and Regulations** - The Board reviewed final drafts of two proposed rules, both of which are required under Colorado Statute. A motion to adopt **Rule and Regulation No. 2006-005: *Alternative Dispute Resolution*** was made by Greg Beightel, seconded by John Fuller and approved unanimously. A motion to adopt **Rule and Regulation No. 2006-004: *Inspection and Copying of OMHA Records*** was made by Greg Beightel, seconded by John Fuller and approved unanimously. A copy of the adopted rules and regulations will be posted on the Oak Meadows website. ([www.oakmeadows.us/omha.html](http://www.oakmeadows.us/omha.html)).
3. **Landscaping Berm - West Sunlight Court** - David Pendleton will send a letter to the homeowner requesting that a survey be obtained to verify property lines.
4. **Annoying Lights Complaint** - The annoying exterior light has been turned off at night, in response to the Board's letter to the homeowners notifying them of a written complaint (as noted in the July 19, 2006 minutes). All homeowners are reminded that, according to *Architectural Control Committee Rules, Regulation & Standards for Oak Meadows Ranch*, Section 7.15: Lighting, "Exterior lighting shall be the minimum necessary and directed downward so as to prevent glare on adjacent properties. All such exterior lighting shall be shielded so the lighting element is not visible from the property boundary."
5. **Landscaping - Filing III Dumpster Area** - John Fuller reported that landscaping around the Filing III dumpsters, which included the planting of four fast-growing evergreen trees, has been completed and is being maintained.
6. **Snowplowing for 2006-2007 Season** - The Board reviewed quotes for the 2006-2007 season from two snowplowing services. A motion to award the contract for 2006-2007 snowplowing to Shick N/Shavers was made by Greg Beightel, seconded by Nan Walther and approved

unanimously. (Note: John Fuller, in accordance with *Rule and Regulation No. 2006-001, Conflict of Interest - Board of Directors*, declared a conflict of interest and did not vote on this issue.) All roadways, courts and mailbox areas in Filing III and Filing IV, Oak Meadows Ranch, will be plowed at a rate of \$77.00 per hour, and billed by area. Those homeowners who wish to have their individual driveways cleared should contact Shick N/ Shavers at 945-9217 to arrange for service.

7. **OMSCO Update** - A report on the current connections to the OMSCO water system, written by Tom Zancanella, was received. Copies of Mr. Zancanella's report, along with copies of all the correspondence regarding the Oak Meadows Water Authority's suit, will be distributed to the OMHA Board members for their review prior to the next Board meeting. In addition, David Pendleton will request an update on the legal fees incurred to date and request that copies of all correspondence between attorneys regarding this matter be forwarded to members of the OMHA Board.

### **New Business**

#### **1. Vehicle Storage/Overflow Parking Area -**

- a. At the suggestion of a homeowner, the Board considered and agreed to draft a rule and regulation regarding the use of the vehicle storage/overflow parking area, located at the North Oak Way entrance to Oak Meadows. Once drafted and reviewed by the Board, the proposed rule and regulation will be distributed to homeowners for their input.
- b. Greg Beightel requested that owners move all vehicles parked on left side just inside the gate of the vehicle storage/overflow parking area before it starts snowing. This area is used for snow storage.
- c. Users of the vehicle storage/overflow parking area are reminded that all vehicles must be licensed, operable and moved at least once a year. In addition, all other items stored in this area must be on a movable trailer.

The meeting was adjourned at 7:15 pm. The next Board meeting is scheduled for **5:30 pm, Wednesday, October 18, 2006** 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](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 **[omha\\_90@msn.com](mailto:omha_90@msn.com)**