

OAK MEADOWS HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

March 12, 2008

The OMHA Board of Directors meeting was called to order at 5:40pm on Wednesday, March 12, 2008 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
Cliff Colia
Chris Adelman
Martha Fredendall
John Fuller

Homeowners in attendance:

Patti Austin	Denise Blocker
Jim Austin	Amy Levenson
Terry Glasenapp	Richard Scranton
Julie Fuller	Patsy Hernandez
George Blocker	Wendy Harrison

Homeowner Forum: Amy Levenson asked about status of the townhome painting project. Patti Austin said that the OMHA Architectural Control Committee (ACC) has taken over responsibility for completion of the project and selected a contractor. The painting will begin in May and be completed in July. The ACC decided to keep colors the same. \$124,000 estimated cost to paint. The townhome painting fund has enough money to pay for the painting project without any special assessments. North and South Meadow View Courts may be painted different shades of the same color if townhome owners prefer.

Old Business

- 1. Minutes** - The minutes of the February 12, 2007 Board of Directors meeting were reviewed. Martha Fredendall moved to approve, seconded by John Fuller and passed unanimously.
- 2. Annual Meeting** - John Fuller moved to establish March 12, 2008 as the date of record for the Annual Homeowner meeting, seconded by Cliff Colia and passed unanimously. All homeowners with OMHA membership established on or before March 12, 2008 shall have voting privileges at the annual meeting. Nan Walther has agreed to present the financial report. Cliff Colia moved to approve the homeowner mailout packet, seconded by John Fuller and passed unanimously.

New Business

- 1. Old Midland Spur Dog Waste** - Wendy Harrison, a homeowner on Old Midland Spur, expressed concern that dog waste has been accumulating near the road and on homeowner's property in the area. She mentioned that homeowner's from throughout Oak Meadows Ranch walk their dogs on Old Midland Spur and the problem of excessive waste is caused by heavy use of the area for dog walking. She maintained that her position and her neighbors' position is to welcome those who want to walk their dogs in the area as long as dog owners are responsible and pick up after their pets. **Dog owners are asked to be responsible and remove their pet waste from any areas when walking dogs in the subdivision.** Wendy Harrison suggested the installation of pet waste stations in the area and volunteered to help install them if the OMHA board would purchase the equipment from the general fund.

Some board members expressed concern about the maintenance and disposal requirements of the stations. David Pendleton mentioned that the same waste disposal stations may be needed in other areas of Oak Meadows Ranch. He also recommended discussing at the Annual Homeowner Meeting in April to form a consensus about installation and maintenance in all areas.

Jeff Sellers said that he was in favor of installing the equipment but suggested the maintenance fund for the area would be a more appropriate source for funding the equipment than the general fund. Chris Adelman stated that the unsightliness is affects the whole community. Chris Adelman and Wendy Harrison agreed to procure and install the waste stations and seek possibly seek reimbursement later.

OMSCO Report – John Fuller stated that Filing 2 has refiled their complaint in water court. He also said that OMDC and OMSCO are working with counsel to try and remove OMHA from the suit. John also mentioned that th costs associated with operating the water treatment facility continue to increase. More homes and residents in the subdivision has resulted in the need for more frequent sludge removal costs. He indicated that a small water and sewage price increase may be approved at the OMSCO annual meeting in April.

The meeting was adjourned at 7:10 p.m.

The next scheduled meeting is the Annual Homeowner Meeting, scheduled for 6:00 pm, April 9, 2008 at the Ramad Inn, Glenwood Springs, located at 124 W. 6th Street, Glenwood Springs.

Respectfully submitted,

Jeff Sellers

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 oakmeadowshoa@gmail.com. Oak Meadows playground comments or suggestions? Email to: oakmeadowsplayground@hotmail.com