

OAK MEADOWS HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

January 12, 2005

The board meeting was called to order at 5:40 pm on Wednesday, January 12, 2005 in the first floor boardroom at the Western Colorado Contractor's Association, located on the north side of 27th Street between Glen and Grand Avenues.

Board Members in attendance:

David Pendleton
Patsy Hernandez
Charlie Miller
Marty Treadway
Nan Walther

Homeowners in attendance:

Randy Walther
Scott Nelson

Old Business

1. **Minutes** - The minutes of the December 8, 2004 Board of Directors meeting were reviewed. A motion was made and passed accepting the minutes.
2. **Homeowner's Alert** – Patsy Hernandez spoke with Garfield County Sheriff Lou Vallario and requested increased patrol car coverage of Oak Meadows. Patsy will also look into the establishment of a “neighborhood watch” program.

New Business

1. **Snow Plowing** – Scott Nelson, homeowner, and several members of the board, expressed dissatisfaction with the snowplowing that has been done recently. The plowing has resulted in the creation of large berms in front of driveways and the elimination of parking space in front of many residences, particularly on Old Midland, North Meadow View Court, Beaver Court and E. Sopris Court. In Filing III, normal two-way traffic on Upper Sun King Drive is now impossible and access to several fire hydrants has been blocked. David Pendleton will contact the snowplowing services to discuss these problems.
2. **HOA Fees** – Scott Nelson, homeowner, requested an explanation of what the homeowners' association fees covered. David Pendleton noted that all homeowners receive a general assessment that covers legal fees, bookkeeping and administrative fees and liability insurance. In addition, there are specific assessments for garbage collection, road maintenance, exterior painting, beautification of common areas, and so on, depending on where your home is located (i.e. Filing III, Area 4, Area 5, etc.)
3. **Property Management** - A representative from a second property management firm made a presentation to the Board. The Board is considering the hiring of a property management firm to help with the administration of the Homeowners Association.

The next Board meeting is scheduled for **5:30 pm, Wednesday, February 8, 2005** at the Western Colorado Contractor's Association. The meeting was adjourned at 7:00 pm.

Respectfully submitted,

Nan Walther, Secretary

On the Web: The Oak Meadows Homeowners Association Board Meeting minutes, as well as other announcements, are available to homeowners at www.oakmeadows.us/OMHA.htm

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@aol.com.