

OAK MEADOWS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
October 13, 2004

The board meeting was called to order at 5:30 pm on Wednesday, October 13, 2004 in the basement meeting room 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
Greg Beightel
Charlie Miller
Nan Walther

Homeowners in attendance:

George Blocker
John & Julie Fuller
Randy Walther

Old Business

1. The minutes of the September 8, 2004 Board of Directors meeting were reviewed. A motion was made and passed accepting the minutes.
2. The condition of the recreational facilities was discussed. The basketball hoop has been replaced.
3. Work on the vehicle storage area has been completed. Residents wishing to store recreational vehicles, boats, campers, etc. should contact Richard Scranton at 945-6855 for information and rental.
4. Opinion from outside counsel regarding rental of property in Filing III has not yet been received. Further discussion will take place once the opinion has been received.
5. The entrance sign for Sun King Drive (second entrance) was renovated by Nan Walther and was reinstalled. An invoice for repair work was submitted. A request that one-half of the renovation costs be paid by Filing II will be presented to the Filing II Board by John Fuller.
6. A written response from Filing II regarding the remediation of the property surrounding the Filing II water tanks and pump house was not received by OMSCO (John Fuller) as of this meeting. The response is due by October 16, 2004.
7. An update on the chip/seal work on the private road in Filing III was given. All work, with the exception of the cul de sac, has been completed by GMCO. Work on the cul de sac will be done at the same time as the chip/seal work on Haystack.
8. Our Board Meetings will continue to be the 2nd Wednesday of every month unless otherwise noted.

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New Business

1. Charlie Miller noted that there have been several independent contractors offering to asphalt or seal driveways in the area. He also noted that there have been complaints regarding the quality of their work. It was recommended that homeowners use due diligence and check the contractors' references prior to having work done. Please note that the Board has not endorsed or authorized any of these contractors.
2. David Pendleton suggested that the Board consider changing outside counsel due to the lack of timeliness in responding to OMHA Board requests. David will discuss this with Dennis Walters and ask that a list of potential law firms be compiled.
3. John Fuller requested that a refund from the Filing III road fund be made to Filing III homeowners, now that the chip/seal work has been completed. The refund would represent the difference between the estimate for asphaltting the road (for which a special assessment of \$1,000 per household was collected) and the actual cost of the road repair, ditch cleaning and chip/seal. The board will obtain and review relevant financial records and continue the discussion at a later date.
4. Julie Fuller requested that a separate fund be created for the repair and maintenance of the Filing III dumpster (funds currently co-mingled with the Filing III road fund). The Board will discuss this at a future meeting.
5. Oak Meadows Homeowners Association Board Meeting minutes, as well as other announcements, will be available to homeowners on the web, thanks to Ralph Delaney. The web address is **www.oakmeadows.us/OMHA.htm**
6. The Board voted unanimously to have the following signatories on the Oak Meadows Homeowners Association checking account at the Bank of Colorado:

Gregory Beightel	Dennis Walters
David Pendleton	Nan Walther

The next Board meeting is scheduled for Wednesday, November 10, 2004 at the Western Colorado Contractor's Association. The meeting was adjourned at 6:45 pm.

Respectfully submitted,

Nan Walther, Secretary

Note: If you would like to receive this or any other OMHA news via e-mail, please send your e-mail address to Nan Walther at **Nbwalther@aol.com**