

# OAK MEADOWS HOMEOWNERS' ASSOCIATION

## BOARD MEETING MINUTES

October 10, 2007

The OMHA Board of Directors meeting was called to order at 6:35m pm on Wednesday, October 10, 2007 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  
Cliff Colia  
Jeff Sellers  
Nan Walther  
Chris Adelman  
Martha Fredendall

### **Homeowners in attendance:**

Randy Walther  
James Fosnaught  
Greg Beightel  
Stephen Kuhn  
Brian Steele  
John Fetzko  
Patti Austin

**Homeowner Forum:** James Fosnaught mentioned that his dog, a Beagle named Lilly is missing and if found to please call 945-1438. He also said he received a notice regarding trespassing on Upper Sun King Road. Nan Walther stated that Upper Sun King Rd is private property and she agreed to provide documentation on the private property area. He asked that the OMHA board consult OMHA legal counsel for the ongoing lawsuit and inquire about a possible conflict of interest between OMHA and OMDC in defense of the OMWA lawsuit.

Brian Steele – Recommended the posting of 15 mph speed limit signs on Haystack, Old Midland, and Tennis Court Roads. He said that there are several families nearby with small children and the speed limit signs may slow traffic and make the area safer.

### **Old Business**

**1. Minutes** - The minutes of the September 12, 2007 Board of Directors meeting were reviewed. Nan Walther moved to approve the minutes, seconded by Chris Adelman. The motion passed unanimously.

**2. OMSCO Update** – Chris Adelman moved to contact the attorney representing OMHA in the lawsuit and schedule a date for informational meetings prior to court mandated mediation between OMHA/OMDC/OMSCO and OMWA. Motion was seconded by Cliff Colia and passed unanimously. Chris Adelman will contact Geoffrey Anderson and arrange a meeting for all homeowners and the OMHA Board of Directors.

**3. Parking and Vehicle Storage Rule and Regulation** – Greg Beightel expressed concern over the 30 foot length designation for RV storage. He stated that many RVs are greater than 30 feet long and that a 40 foot length would be more appropriate. Chris Adelman moved to table the Parking and RV Storage Rule and Regulation, seconded by Cliff Colia and passed unanimously. Martha Fredendall agreed to meet with Greg Beightel and take measurements in the RV storage area to see if a 40 foot length would be feasible.

**3. Dumpster Area, Filing 3** – Nan Walther gave an update and said that Matt Mitzel is in the process of doing the landscape work and it should be completed soon.

**4. Landscape Berm, W. Sunlight Court** – The survey has been requested and will likely be done by October 25. Chris Adelman offered to speak with Susan Snyder (OMHA Attorney) regarding the landscape berm. The submitted application, drawing, and all related documents need to be located so that they can be turned in for legal review.

## **New Business**

**1. Speed Limit Signs** – Chris Adelman moved to procure and place five, 15 mph speed limit signs in the areas of Haystack, Old Midland, and Tennis Court Rd areas to be paid for by the OMHA general fund. Motion was seconded by Martha Fredendall. Jeff Sellers questioned whether the signs should be funded by the road fund of the streets where the signs are to be placed. Chris Adelman stated that the signs would benefit all areas and should be funded by the general fund. The motion passed 5-1 (Sellers opposed).

**2. Collections/Treasurer's Report** – OMHA previously filed a lien on a property because the homeowner was in arrears on assessments. The past due amount has been paid in full and the previously filed lien has been released.

**3. OMHA ACC Rulemaking Request** – Jeff Sellers moved to table the request until the next meeting, seconded by Martha Fredendall and passed unanimously. Jeff Sellers mentioned that the fine schedule may need to be more detailed and differentiate between new construction and changes to existing property.

The meeting ended at 7:25 p.m.

The next board meeting is scheduled for 5:30 pm, November 14, 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

***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 [oakmeadowshoa@gmail.com](mailto:oakmeadowshoa@gmail.com). Oak Meadows playground comments or suggestions? Email to: [oakmeadowsplayground@hotmail.com](mailto:oakmeadowsplayground@hotmail.com)