

OAK MEADOWS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
June 15, 2005

The Board meeting was called to order at 5:30 pm on Wednesday, June 15, 2005 in the basement meeting room at the Western Colorado Contractor's Association, located on 27th Street between Glen and Grand Avenues in Glenwood Springs.

Board members in attendance:

David Pendleton
John Fuller
Michael Gueriera
Dennis Walters
Nan Walther

Homeowners in attendance:

George Blocker
Julie Fuller
Randy Walther

Guest:

Keith Edquist

Old Business

1. **Entrance sign** – Oak Meadows Development Corporation (OMDC) removed the old entrance sign at North Oak Way (first entrance) and replaced it with a new entrance sign.
2. **Road repair and construction** –
 - a. The cost of repairing the damage to the private road in Filing III, caused by an overweight construction vehicle last winter, will be invoiced by GMCO directly to the contractor whose vehicle damaged the road.
 - b. Haystack Road and Old Midland Road have been chip/sealed by GMCO.
 - c. GMCO will be repairing potholes on E. and W. Sunlight Courts and Sopris Court and will be completing chip/seal work on the cul de sac at the top of Sun King Drive.
3. **Property rental in Filing III** – The Board approved a letter to a homeowner regarding the rental of a guest home, which is in violation of the covenants governing Filing III. The letter, requesting that the rental be discontinued as of September 30, 2005, will be sent to the homeowner shortly.
4. **Trash enclosure** – The residents of Filing III will share the cost of repairing and/or replacing the existing trash enclosure, located at the entrance to the private road to Filing III. Several suggestions have been made to insure that the enclosure will be “bear proof” and allow use only by those homeowners who pay for the dumpster service. John Fuller, George Blocker & Randy Walther will look into various options and present a plan to Filing III residents and to the Board for approval.
5. **Mailboxes** –
 - a. John and Julie Fuller are looking into the cost of replacing the bank of mailboxes at the intersection of Sun King Drive and North Oak Way. They will also contact Filings I & II regarding this matter.
 - b. David Pendleton received several bids for the repair of the mailbox enclosures for North and South Meadow View Courts. David will review the bids and discuss the proposed work with the contractors.
6. **Parking violations** - The Board sent a letter to residents of North and South Meadow View Courts and Beaver Court regarding the misuse of overflow parking areas and greenbelt areas. As a result, the parking situation has improved dramatically. Homeowners are still reminded that

overflow parking areas are for short-term visitor parking only and parking in greenbelt areas or impeding travel in these area is never permitted.

New Business

1. **Monthly invoices** – Many of the monthly OMHA invoices to homeowners for June 2005 assessments and fees contained errors, resulting from a computer glitch that occurred when the firm doing our billing installed an upgrade to their software system. David Pendleton and Nan Walther met with our accountant to review the billing errors and decided that the July 2005 invoices would reflect any correction/adjustment required. *In addition, homeowners are reminded that their payments must be postmarked by the 25th of the month in order to avoid late fees.*
2. **Mailing Board Meeting Minutes** - Starting with the July 2005 invoice, the minutes from the prior month's OMHA Board Meeting will be sent along with the monthly invoices (in the same envelope). This will help in containing the Association's administrative costs and expenses.
3. **Legal representation** – A motion to replace Beattie Chadwick as legal counsel for OMHA with Susan W. Snyder, attorney at law, was made by John Fuller, seconded by Michael Gueriera and passed unanimously. The Board will send Beattie Chadwick a letter to notify them of the change and request that they return the Association's files. A retainer of \$250 will be sent to Susan Snyder, along with the fee agreement signed by David Pendleton on behalf of OMHA.

The meeting was adjourned at 6:25 pm. The next Board meeting is scheduled for **5:30 pm, Wednesday, July 13, 2005** at the Western Colorado Contractor's Association. Board meetings are open and all homeowners are welcome and encouraged to attend.

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@earthlink.net.

These minutes have been reviewed and approved for dissemination by the OMHA Board of Directors.