

OAK MEADOWS HOMEOWNERS' ASSOCIATION
SPECIAL BOARD MEETING MINUTES
June 22, 2005

A Special Meeting of the Board was called to order at 6:30 pm on Wednesday, June 22, 2005 at the home of David Pendleton, president, 0036 South Meadow View Court in Glenwood Springs.

Board members in attendance:

David Pendleton
Greg Beightel
John Fuller

Charlie Hill
Dennis Walters
Nan Walther

New Business

1. **Road repairs** – An estimate for the cost of the patching and chip/sealing of the five cul de sacs in Filing IV (North & South Meadow View Courts, E. and W. Sunlight Courts and Sopris Courts) was received from GMCO. The Board voted unanimously to authorize that the work be done. The Road Fund balance for S. and N. Meadowview View Court is sufficient to cover the costs for this area. The Road Fund balance for the single-family homes in E. and W. Sunlight Courts and Sopris Courts falls short of the estimated costs for these areas. A motion was made by Dennis Walters and seconded by John Fuller to approve a special assessment of these homeowners to cover the balance of costs. The Board voted unanimously to approve a special assessment. The amount will be determined at the next Board Meeting. The Board also discussed briefly the need for Beaver Court to start a road fund to be used for future road repairs. This will also be discussed at the next monthly Board Meeting.
2. **Tennis Courts** – Oak Meadows Development Corp (OMDC) received an estimate of \$10,850 for the resurfacing and refurbishing of the tennis courts. This work will bring the courts back to their original condition. In order to keep the courts in good condition, yearly maintenance work must be done. OMDC asked that the homeowners' association assume the cost of the annual maintenance in the future. A motion to agree to assume the annual maintenance costs associated with the tennis courts was made by Greg Beightel and seconded by John Fuller, with all in favor.
3. **Beautification** – David Pendleton submitted a proposal outlining the plan and associated costs for the beautification of North Oak Way. The plan was reviewed by the Board and a motion was made by Greg Beightel and seconded by John Fuller to approve the plan and authorize the allocation of \$737.84 from the Beautification Fund for the project. The motion was approved unanimously.
4. **Trash enclosure** – There have been numerous reports of homeowners disposing of construction debris and other unwanted materials in the Filing III dumpsters. Homeowners are reminded that the Filing III dumpsters are strictly for the use of the 14 Oak Meadows residents who pay the monthly trash assessment for their use. These are NOT PUBLIC DUMPSTERS and residents of other Oak Meadows neighborhoods are NOT welcome to use them for the disposal of unwanted building materials, yard and household waste, etc.

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.