

**OAK MEADOWS HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**September 8, 2004**

The board meeting was called to order at 5:30 pm on Wednesday, September 8, 2004 in the basement meeting room at the Western Colorado Contractor's Association, located on the north side of 27<sup>th</sup> Street between Glen and Grand Avenues.

**Board Members in attendance:**

David Pendleton  
Greg Beightel  
Michael Gueriera  
Charlie Miller  
Marty Treadway  
Dennis Walters

**Homeowners in attendance:**

Nan and Randy Walther

**Old Business**

1. The minutes of the July 21, 2004 Board of Directors meeting were reviewed. A motion was made and passed accepting the minutes.
2. The Board discussed a letter presented last month regarding rental of property in Filing 3. David Pendleton has requested a review of the relevant covenants by outside counsel. Further discussion will take place once the opinion of outside counsel has been received.
3. The condition of the recreational facilities was discussed. Dennis Walters asked whether the basketball hoop had been fixed and David Pendleton noted that the developers were looking into the warranty on the surfacing of the tennis court.
4. The Board discussed the schedule for completion of the vehicle storage area. David Pendleton will find out when the work will be completed. Once the work has been completed, the combination on the locked gate will be changed and paying users will be notified of the new combination.
5. The Board discussed efforts to collect outstanding assessments. A couple of liens have been filed. In addition, David Pendleton discussed a repayment program with one homeowner. David will send this homeowner a letter detailing the repayment program, including penalties for default.
6. Our Board Meetings will continue to be the 2<sup>nd</sup> Wednesday of every month unless otherwise noted.

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## **New Business**

1. David Pendleton nominated Nan Walther to fill the vacant position of Secretary. She was also nominated to serve on the Board. A motion was made and passed appointing Nan Walther as a board member and Secretary.
2. A new entrance marker/sign at North Oak Way (first entrance) is being suggested by the developer. Diane Delaney will present several options from which the Board can choose. Greg Beightel recommended that a design, which required little maintenance, be chosen.
3. The entrance sign for Sun King Drive (second entrance) is being renovated by Nan Walther and will be reinstalled soon.
4. The condition of the property surrounding the Filing II water tanks and pump house was discussed. Greg Beightel reported on a Filing II meeting he attended that was held September 1, 2004. Filing II will respond in writing to OMSCO (John Fuller) within 45 days regarding plans for remediation.
5. The status of the road repairs and chip seal work in Filing III was discussed. Cleaning of the side ditches and repair of the underlying roadbed were completed. Chip seal was postponed due the discovery of a water line break, which was subsequently repaired. Chip seal is expected to be completed by mid-September.
6. The condition of the water lines in Filing III and the developer's involvement in OMSCO was discussed. The Board will address this at a future time.

The next Board meeting is scheduled for Wednesday, October 13, 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".