

OAK MEADOWS HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

June 13, 2007

The OMHA Board of Directors meeting was called to order at 5:35 pm on Wednesday, June 13, 2007 in the basement meeting room at the Western Colorado Contractors' Association, located on 27th Street between Glen and Grand Avenues in Glenwood Springs.

Board members in attendance:

David Pendleton Chris Adelman
Cliff Colia Nan Walther
John Fuller Martha Fredendall
Jeff Sellers

Homeowners in attendance:

Julie Fuller
Randy Walther
Patti Austin
Brian Steele

Old Business

1. Minutes - The minutes of the OMHA Board of Directors meeting on May 15, 2007 were reviewed. John Fuller moved to approve seconded by Jeff Sellers and passed unanimously.

1. OMSCO Update – The 150,000 gallon water storage tank emptied twice, leaving Filing 3 without water for approximately 24 hours because a clogged filter prevented the tank from being refilled. The alarm monitoring system also had some outdated contact numbers and that problem has since been corrected. Environmental Process Control (EPC) was called in to conduct an inspection and Scott Leslie (EPC owner) found that an employee had not serviced the system correctly. Scott corrected the problems and called Waterwise Inc. (the company that installed the monitoring system, ozonaters and filtering system) to do a complete systems check. The problems have been corrected and Waterwise Inc. has been authorized to do a system inspection every 6 months. Because Filing 4 gets water from both the 150,000 tank and Four Mile Well they did not experience the problem. Patti Austin mentioned that the water has appeared cloudy recently and John Fuller said that this may have been caused by sediment or air in the water system. OMWA Lawsuit Update: 16 boxes of OMSCO and OMHA documents have been sent to our legal counsel to be utilized for legal discovery requests.

2. Fire Mitigation Plan - The Colorado State Forest Service has money available to use for removal of underbrush to establish defensible space and minimize fire risk. The area behind the townhomes on South Meadow View Court was identified by Ron Biggers, Deputy Fire Marshal, Glenwood Springs Fire Department, as an area that needs vegetation thinning. This work can be done by Fire Ready Inc at a total cost of approximately \$4800 with \$2400 to be paid by OMHA and the rest to be paid by the state forest service. Nan Walther stated that there is money available in the townhome maintenance fund to pay for the work without the need for any special assessments. Martha Fredendall asked that all homeowners on S. Meadow View Ct be contacted to establish a consensus regarding the necessity of the recommended vegetation thinning. David Pendleton will seek input from the homeowners on S. Meadow View Ct and determine if the majority of homeowners support it. Chris Adelman moved to authorize and initiate the thinning work with the following condition: A majority of S. Meadow View Ct homeowners must be in support of the proposed work in order to proceed. The motion was seconded by John Fuller and passed 6-1 (Fredendall opposed).

3. Keg and Kleen update – Scheduled for Saturday, June 23rd, 9:00a.m-3:00p.m. Cliff Colia said that approximately \$175 will be needed for food and beverages. He also asked if anyone had a 5 gallon jug to be used to serve lemonade and a grill for food preparation. Brian Steele offered a jug and John Fuller offered a grill. Cliff will distribute fliers, solicit volunteers, and notify storage area users about the clean up. Richard Scranton has offered to help identify those who have vehicles/equipment stored in the area.

John Fuller will coordinate the delivery of the dumpster and pick up posts and numbers for parking spots. The cost of the dumpster will be determined by weight and tires are subject to additional charges. Martha Fredendall said that her husband may have a backhoe available. Nan Walther noted that receipts will be required for any reimbursable out-of-pocket expenses.

4. Unsightliness Complaint Update – Letters were mailed to a resident on S. Meadow View Ct regarding their unsightly property with a request for corrective action.

Old Business

Proposed Rule and Regulation: Parking and Storage of Vehicles in Oak Meadows. The proposed rule and regulation were distributed for board review and input. Cliff Colia suggested that a limit be placed on the number of spaces a homeowner can use. Once the storage lot is cleaned and a reasonable number of available spaces can be determined and limits applied. Cliff Colia moved to table the adoption of this rule and regulation until the next OMHA BOD meeting. The motion was seconded by John Fuller and passed unanimously.

Townhome Exterior Painting Status – Jeff Sellers mentioned that there have been 2 painting committee meetings since the homeowner annual meeting in April and thus far the focus has been on establishing an RFP (request for proposal) to be sent out painting contractors. A standard RFP has been established and mailed to 8 different painting contractors and the deadline for the contractors to reply is June 18th.

Parking Complaint, North Meadow View Court – A complaint about parking in the North Meadow View Court area was received but was not specific about who/what parking violations have occurred. Homeowners are reminded that parking is allowed in garages and driveways but vehicles parked in green areas may be towed.

Proposed Playground Area Adjacent to Tennis Courts – Chris Adelman stated that he would like input on the applicable process to erect a shade structure, picnic table, and playground equipment near the Oak Meadows tennis courts. Nan Walther said that additional insurance is not necessary as long as the equipment is installed per manufacturer's instructions. Chris mentioned that he is willing to establish an email account that could be used for homeowner input about the playground area. The email address for suggestions/feedback regarding the playground area is **oakmeadowsplayground@hotmail.com**. Martha Fredendall mentioned that adjacent property owners near the proposed playground need to be contacted and their input should be sought. She also expressed concern over long term cost of maintenance. Cliff Colia mentioned that playground equipment generally holds up well and requires little maintenance. Patti Austin suggested that some natural features like rocks and some creative design could help keep costs down. The OMHA BOD is seeking homeowner input regarding the design, features, and placement of a playground area near the Oak Meadows tennis courts.

John Fuller moved to adjourn, seconded by Cliff Colia and passed unanimously. Meeting adjourned at 7:00p.m. **The next board meeting is scheduled for 5:30p.m., Wednesday, July 11th.**

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**

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**. Oak Meadows playground comments or suggestions? Email to: **oakmeadowsplayground@hotmail.com**

Respectfully submitted,

Jeff Sellers
OMHA Secretary