

1 **MEADOW WOOD HOMEOWNERS ASSOCIATION**
2 **Minutes of the Annual Meeting of Owners**
3 **Saturday, October 21, 2006, Keystone Center**
4

5 **Call to Order.** President Hank Wiethake called the annual meeting of the Meadow Wood
6 Homeowners Association to order at 2:45 PM at the Keystone Center. Those members present
7 in person or by proxy are as follows:
8

<u>Member Present in Person</u>	<u>Address</u>
Sara Kubek	210 Meadow Wood Circle
Judith Lamb	230 Meadow Wood Circle
Verne Hedges	240 Meadow Wood Circle
Alan Moore	255 Meadow Wood Circle
Thomas Hall	265 Meadow Wood Circle
Nancy Roudebush	280 Meadow Wood Circle
David Reynolds	300 Meadow Wood Circle
Amy Waldes	310 Meadow Wood Circle
Debra Ware	360 Meadow Wood Circle
J. Albert Bauer	380 Meadow Wood Circle
Volney and Lori LeBaron	440 Meadow Wood Circle
Ben Cudd	460 Meadow Wood Circle
Abe Hoffmann	495 Meadow Wood Circle
Roxanne Fairchild	634 Meadow Wood Circle

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<u>Member Present by Proxy</u>	<u>Address</u>	<u>Proxy</u>
Ronald Morsch	636 Meadow Wood Circle	Roxanne Fairchild
Ron and Karen Anderson	280 Meadow Wood Circle	Nancy Roudebush
Rick Weinman	1080 Royal Coachman	Verne Hedges
Terry Novak	220 Meadow Wood Circle	Hank Wiethake
Holly Wade	505 Meadow Wood Circle	Hank Wiethake
Carol Bernard and Paul Walker	552 Meadow Wood Circle	Mike Magliochetti
Will Vandermeer	520 Meadow Wood Circle	Hank Wiethake
Sonja Rodli	530 Meadow Wood Circle	Hank Wiethake
Nicholas Charwood	485 Meadow Wood Circle	Hank Wiethake
Marcia Lavie	490 Meadow Wood Circle	Hank Wiethake
Anne M. Waage	550 Meadow Wood Circle	Roxanne Fairchild
Natalie St. Denis	630 Meadow Wood Circle	Roxanne Fairchild
Gayle Vaille	592 Meadow Wood Circle	Roxanne Fairchild

10
11 Mr. Wiethake declared a quorum was present for conducting business. Also present at the
12 meeting were Mike Magliocchetti and Jackie Gottschalk from Key To The Rockies Management
13 Co.
14

15 **Approval of Minutes.** Mr. Bauer made a motion, seconded by Ms. Waldes, to approve the
16 minutes of the annual meeting held October 29, 2005. The motion passed unanimously.
17

18 **Budget for 2007.** Mr. Magliocchetti presented the proposed budget for the 2006-2007 year, a
19 copy of which is on the HOA website at www.ktrhoa.com.

- 20 1. A new \$3,600 budget item has been added for playground equipment. (discussion to
21 follow).
- 22 2. The Key to the Rockies management fee increase is entirely for the two new units being
23 built by Randall Seegers; there is no proposed increase per unit. December 1 is the
24 anticipated date for a Certificate of Occupancy on the two new units.
- 25 3. The anticipated surplus of \$2,968 for 2006 will go into to the surplus fund.
- 26 4. The cost of trail improvements is expected to be \$3,600, plus signs. This amount isn't
27 reflected in any of the budget or actual figures for 2006, but the improvements and signs
28 will be completed in 2006, and payment will come from the reserve account.
- 29 5. During the course of the lawsuit filed against the HOA by Mr. Coats, the HOA incurred
30 and paid legal and engineering costs of \$17,000. The suit was withdrawn by Coats, with
31 each party paying its own fees and expenses.

32
33 **Election of Directors.** Mr. Wiethake announced that the terms of office for directors Wiethake,
34 Fairchild, and Bauer were expiring, and that these three positions were now open for
35 nominations. Ms. Fairchild is the only director owning a townhome.

36
37 Hank Wiethake and Darrell Nolz were nominated, and there were no further nominations.

38
39 Mr. Bauer made a motion, seconded by Ms. Waldes, to elect the two nominees to two of the
40 director positions, and for the board of directors to try to fill the vacancy on the board with a
41 representative of the townhomes. The motion passed unanimously.

42
43 **Trail.** Mr. Wiethake advised the members that the lawsuit filed against the Association by Mr.
44 Coats had ended when Mr. Coats withdrew his action against the Association. Legal bills and
45 engineering fees for HOA totaling \$17,000 have been paid from the operating expense account.
46 The cost of the trail improvements will come from the capital budget. Hank reads a letter from
47 Mr. Coats from two weeks ago complaining about a proposed fence along the trail. Mr.
48 Wiethake said no fence is anticipated. Mr. Magliocchetti said Mr. Coats called him twice before
49 the meeting wanting to make sure the resolution signed by the board is carefully followed.

50
51 **Chip Sealing.** The two private cul de sacs had some chip sealing done in 2006. All the costs
52 were paid by the owners along the two cul de sacs.

53
54 **Trash Collection.** After the 2005 annual meeting, the board made a decision to provide trash
55 service through the Association, rather than having individual owners contract with any one of a
56 variety of trash collection companies. The board took bids for collective trash collection;
57 Talking Trash got the bid and has been collecting trash since July 2006. Dues were increased to
58 cover the cost of trash collection, but the dues increase is more than offset by savings to
59 individual owners. Each unit is entitled to 100 gallons of trash per pickup (exclusive of
60 recycling). Recycling is done on the first and third Thursdays of the month; recyclables should
61 be separated.

63 **Summer Picnic.** Several favorable comments were made about the summer picnic. Nancy
64 Roudebush said people on her side of the street don't get notices from the HOA very regularly.
65 The tentative date for the 2007 picnic is Saturday, June 23.
66

67 **Garage Sale.** Several owners made favorable comments about having a summer weekend set
68 aside for garage sales in Meadow Wood, as was done in 2006. The tentative date for the 2007
69 garage sale weekend is August 25 and 26. The cost of advertising will be spread among those
70 participating. Mr. Wiethake will be looking for a volunteer to organize this event.
71

72 **Mailboxes.** The mailboxes in the pedestal in Meadow Wood are owned by the US Postal
73 Service, not the HOA. People who are missing keys should contact the Dillon postmaster.
74

75 **Home Sales.** Mr. Wiethake announced that the average home sale in 2006 in Meadow Wood
76 brought \$232 per square foot.
77

78 **Townhome Water.** Mr. Wiethake announced that some of the townhomes in the blue building
79 have had substantial amounts of subsurface water entering the units. Bill Gallipo, the builder,
80 has declined to address the problem. The cost of resolving the matter will be in excess of
81 \$100,000, and the matter is a townhome association issue, not an overall Meadow Wood HOA
82 issue. Ms. Fairchild suggested that a related issue is the fact that the drainage pan along Meadow
83 Wood Circle isn't large enough to handle runoff along the street when a large rainfall occurs, and
84 the pan should be changed to handle more water so it won't run into the townhome area and
85 aggravate the existing situation.
86

87 **Architectural Review.** Verne reports. 14 applications, all approved except the last one, which
88 is pending. Seegers will build a new building, duplex, soon.
89

90 **Playground Committee.** Ms. Waldes reported that the playground committee (Chris Gray, Rob
91 Ware, Hank Wiethake, and Amy Waldes) had checked with several playground companies and
92 selected Playworld Systems, who sells a suitable system that would require a budget of \$15,000.
93 Mrs. LeBaron suggests higher insurance limits than the \$1 million limit of the current policy and
94 that the Board address the potential for use of the playground by non-residents. Ms. Roudebush
95 said (a) she doesn't want capital reserve funds used for the playground, (b) this isn't a condo and
96 everyone in Meadow Wood already has a private yard where their own playground can go, and
97 (c) the Association will be exposed to additional legal liability if it has a playground.
98

99 Ms. Roudebush made a motion to authorize the board to make a decision about the playground
100 as long as it's within the budget, but that no money be spent by the Association until the board is
101 satisfied on the answers to the issues raised in the preceding paragraph. The motion passed by a
102 vote of 19 ayes and eight nays.
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104 **Adjourn.** There being no further business, the meeting was adjourned at 5 PM.
105

106 Respectfully submitted,
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108 _____
109 J. Albert Bauer, secretary.

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DRAFT