

2/20/2008

Meadowood Condominium HOA Meeting

Present:

<u>Apt. #</u>	<u>Name</u>
3	Chris Boche
11	Teresa Monger
4	Natalie Carrion
36	Doug Goodwin
5	Nick Kilbourn
10	Erik Thatcher
20	Lynne Cassidy
24	Edgar Rojo
27	Renee Brest
35	Scott and Angie Anderson
23	Fred Wegert
32	Ben Ingram
33	Sam Elias
7	Andrea Bersson
30	Scott Dickson
34	Joe Mulka
17	Brian Magee
19	Scott Butler
16	Jeff Sansone
12	Jean Stewart

Also in attendance: Tiffanie Rudow (Previous HOA president)

Business:

Tiffanie began the meeting by explaining the *Statement of Cash Receipts and Disbursements for the Years Ended December 31, 2007*. There were numerous increases in operating cost from 2006, most notably in Insurance, lawn and tree care (replacements), utilities and trash. Due to the unprecedented snow this winter the HOA paid over \$9,000+ for snow removal on the sidewalks and parking lots. In addition the HOA has laid out \$15,000 for the cost of repairs to a number of decks in buildings 2 & 3 and the units which were damaged by the snow and ice left on them after the heavy snows.

Because of these expenses Tiffanie moved \$15,000 from our money market account into our operating account. This money needs to be paid back and a motion was made to Institute a one time special assessment of \$530 for the 2 bedroom units and \$440 for the studios. The motion was made by Scott Butler #19 and seconded by Fred Wegert #23, the motion passed. Payment is due in two installments in March and April.

In response to the increases Chris Boche (#3) suggested cutting back on some of the outgoing expenses such as the snow removal and the lawn care to help with replenishing the funds. Chris suggests that each homeowner can take responsibility for shoveling the sidewalks instead of hiring people to do that. ***It was decided to discontinue the

contract with the snow removal company for the rest of the winter and the homeowners will all help with shoveling the Meadowood sidewalks.

*Motion made by #16, Jeff Sansone, to change the bylaws to say, "no other flooring material may be placed on the waterproofing membrane on each individual's deck". Motion was seconded by #10, Erik Thatcher. This motion was passed

There was much discussion about who is responsible for the costs of the repairs – HOA will split the cost of the deck repairs with those owners whose decks were repaired by Victor Lopez, however, those owners will be responsible for the costs of the water mitigation and repairs to the units below themselves. Statements will be sent to the homeowners for reimbursement to the HOA.

***Edgar Rojo, #24, offered to repair the damage to the drywall and inside repairs at cost and the homeowners should make contact with him directly. His number is 970-618-8541. The repairs should not be started until it is sure that the decks are no longer leaking, if there are issues please contact Victor directly, his number is 970-948-7799

*Motion made by #16, Jeff Sansone, to change the bylaws to say, "no other flooring material may be placed on the waterproofing membrane on each individual's deck". Motion was seconded by #10, Erik Thatcher. This motion was passed. Andrea will contact Jim Neu, former HOA president and an attorney to find out how this wording will work and have the bylaws updated.

REMINDERS: Meadowood has to pay to haul away any trash that is not put in the dumpsters. PLEASE TAKE YOUR OWN HOUSEHOLD ITEMS TO THE DUMP. PLEASE let me know when there are repairs needed in your buildings, I don't always see them and let me know when lights are out in the hallways, I am trying to replace them all with longer lasting bulbs. You can leave a message for me at 945-7195 and I will call you back.

Next HOA meeting will be in 6 weeks.

Thanks to the 20 people who showed up at this HOA meeting – we all need to be involved with our association – WE ARE HOMEOWNERS!!!!

Please start thinking about being our next HOA President, I don't want to have all the fun and I will be resigning my post on July 1. It's a great job! You really get to know all your neighbors!!!

Andrea Bersson
945-7195 #7