

Meadowbrook Heights HOA Executive Board Meeting March 11, 2020

Meeting was called to order at 5:35 p.m.

Members present: John Meyer, John Lewis, Paul Pfeiffer, Linda Pfeiffer

Review of Minutes from February 13, 2020 - Correction made to the discussion around the Ash Borer treatment. It was shown in the minutes that “the total would be ~ \$7,700 per tree every two years - “. The actual total would be approximately \$7,700 for all trees, and treatment would need to be repeated every two years. The other error cited and changed indicated “... \$13 per inch is typical”. Upon review of the estimate from Schra, it was noted that most of our trees are about 13 inches. Therefore, the charge will be \$8 per inch per tree. The calculations result in the total \$7,700. John Lewis moved to accept the minutes from last meeting with changes as indicated above. Paul seconded. All were in favor. PASSED

Old Business

Ash Borer Quotes - Paul will meet with a second company next week for another quote. We again brought up the possibility to have the company offer reduced injections for individual homeowners. Once we determine what company to go with we can discuss the option to offer to homeowners to be covered at the same time for the reduced amount. We will continue to pursue this option.

Insurance - We continue to discuss this as we determine whether the state considers the fence to be “common elements” that require coverage. Paul will continue to pursue details from the state to determine if the fence is required to be covered.

Northern Water Grant - Paul presented “Exhibit 1 - Summary of Scope of Work” that provides the specific work to be covered. The grant was written to help replace the 23 year old irrigation system. John M. questioned the reduction in water against the total monthly usage. This varies based on a lot of factors. We know that during the summer we use 100s of thousands of gallons and this proposal would serve to cut a large volume of water.

Tom Sage - Colorado Greenbelt Management, joined the meeting to discuss the scope of what he would provide in terms of head replacements, riser leaks, new controllers, etc. He indicated that the start of the job was going to have to be the riser replacement. This requires hand digging due to electric and gas lines running through the roots of the aspen tree on the property of 299 Morgan that was cut down last year after it had cracked the PVC line. The repair was made however it is still leaking though not in the volume that it was previously. John M. asked about the initiation of the application. Tom explained the timeline of the process after Paul had gotten the water audit completed. John M. followed up with whether Tom feels that this work will actually make a difference for us. Tom assured us that not only would this make a notable

difference but that Northern Water would also not have awarded the grant if they didn't feel that it was going to make a difference. Another question raised by John M. was regarding the problems that will still remain after the work we have scoped through the grant has been completed. Tom explained that most of the things that are still at risk of being an issue are the potential for electrical issues or minor leaks. Most of the issues to come would be minor and manageable. Tom says that the greatest issue and problem currently is the vacuum breaker due to the east and west split off of the breaker. Paul let Tom know that the requirements from the grantor will require us to be diligent regarding reporting. This means that Tom will need to be on top of billing breakdowns for labor and specific parts and materials. Tom indicated that he will have a schedule of work scope by the weekend (3.14.2020). He further indicated that his plans will have him working on the vacuum breaker pit after the bad weather that is scheduled to move in next week. He wants to have that completed before the season gets underway. Paul asked about billing as we won't be reimbursed until the project is over. Tom said he can work with us on this as the summer has a bit of cushion for him and he can get some interest free financing that he can pass on to us in regard to billing. He also indicated that in the event that Northern Water denies payment, it would be on him because it would be due to him not fulfilling the terms of agreement. There were no other questions so Tom left the meeting.

John M. had to leave for another meeting at 6:45.

New Business

Paul shared that he was contacted (today's date) by a real estate agent inquiring about the possibility of the HOA allowing "short term rental". Paul checked the covenants that require only that we allow single-family occupation with potential in home businesses. The Architectural Review Committee has the right to revoke. Paul will get back to the agent to let her know that we will require an application to be submitted to the ARC that will outline specifically what is being proposed. The Board will review the proposal and if allowed will clearly indicate that the right to revoke will be ongoing and monitored.

John Lewis moved to adjourn. Seconded by Linda P. All were in favor. Passed.

The meeting was adjourned at 6:55.