

# Meadowbrook Heights HOA - Approved

September 2023 Minutes

09 September 2023 / 7:37 PM Meeting called to order / John Meyer's House

## ATTENDEES

Lisa Bicknell (president), John Meyer (vice president), Melissa Ehrlich (treasurer), Martin Meyer (secretary)

## AGENDA

Last Meeting Follow up

Approval of previous board's meeting minutes still pending. They should be addressed in the next week and posted to the HOA website.

The Insurance Policy issue was addressed, with a new contract signed that better addresses the HOA needs (we have no playground equipment, pool, etc.), as well as adding liability coverage for the board.

New Business

1. It was agreed that the HOA Board will plan on meeting monthly, on the second Monday of each month (10/9, 11/13, 12/11, etc.).
2. It was agreed that the annual HOA meeting will be moved back to the mandated "Second Tuesday in May" (05/14/24). The meeting will not be one in which a meal is served, but we will invite attendees to bring desserts that can be shared. The goal is to shorten the duration and raise the attendance for this critical meeting. A new canvas sign will be generated for this event to be posted a week ahead of next year's annual meeting.
3. A plan and a tentative date for a HOA area yard sale event will be generated in the next few months (current tentative date is June 22/23). This year's event was appreciated, but better communication ahead of the event will benefit all who want to participate.
4. Melissa has drafted a copy of a "New Homeowner Information" document, and will share it for review in the upcoming weeks prior to posting it to the HOA's website.
5. Martin has been assigned to contact homeowners at 374 Wanda Court and 318 Morgan Drive to discuss HOA guidance document issues with homeowners. The goal is to address issues as easily as possible.
6. Graffiti on bridge along 1<sup>st</sup> Street was discussed. It is preferred that an attempt will be made to address it through removal. If that is not successful, we will paint over it. This should be resolved in the next 2 weeks. Martin will take the lead on determining if removal is possible.
7. Sprinklers along 1<sup>st</sup> Street are spraying directly onto the sidewalk along the street. John will work with Colorado Greenbelt to address this issue.
8. A second issue with Colorado Greenbelt was raised with regard to drain clearance and edging in the water retention green space as well as along 1<sup>st</sup> Street. The team will walk down these

issues with Mark Lindeman, verify what is in the contract with Colorado Greenbelt, and John will work with Tom at GB to resolve. Walk down occurred on 09/14.

9. A request was made to add the Home Owner Architectural Guidelines to the website. Martin will address in the next few weeks.
10. The topic of how to better communicate with all of the property owners in the HOA was discussed. Martin will work on a plan to provide a “push” based communications (sending email versions to owners versus a “pull” approach where owners have to actively go to the website to see what is going on).

Meeting was adjourned at 9 pm.