Meadowbrook Heights HOA - Approved

October 2023 Minutes

16 October 2023 / 6:30 PM Meeting called to order / John Meyer’s House

**ATTENDEES**

Lisa Bicknell (president), John Meyer (vice president), Melissa Ehrlich (treasurer), Martin Meyer (secretary), Pete Bicknell (member at large), Aaron Ehrlich (member at large)

**AGENDA**

Old Business

1. Approval of previous board’s meeting minutes complete and up to date. All meeting minutes are posted to the HOA website.
2. Colorado Greenbelt Services has completed work to address sprinkler and landscaping issues attributed to the Loveland city work regarding sidewalk and street repair. The city contractor was notified and has sent us the check for the expenses.
3. 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 1st Street. The team will walked down these issues with Mark Lindeman, and John worked with Tom at CGB to resolve the green space issue. CGB Services has completed the project to address issues with the green space area drainage, including edging where appropriate ($400 total cost). A similar project (but much simpler) was addressed for the drainage along First Street (but with volunteer work). See pictures on website
4. Martin has been assigned to contact the homeowners at 374 Wanda Court to discuss HOA guidance document issues with homeowners. The goal is to address issues as easily as possible. The homeowner did not respond to phone calls or direct contact at their address. Martin will attempt again to contact the homeowner before resorting to a registered letter.
5. Graffiti on bridge along 1st Street has been addressed (a graffiti removal product was applied, and removed the paint at minimal cost). See pictures on website.
6. Martin will continue to 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). Using our archives to document email addresses will help populate the email addresses will occur in October.
7. 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.
8. Sprinklers along 1st Street are spraying directly onto the sidewalk along the street. John will work with Colorado Greenbelt to address this issue.
9. 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.

New Business

1. The HOA bookkeeper (L. Pfeiffer) has requested a rate increase. After review, this rate increase has been accepted, and the board has requested a proposal/contract to document this change going forward. The fiscal year has started (Oct. 1).
2. Lisa and John will work with L. Pfeiffer to get added to the HOA bank account to allow for check approval in the next few weeks.
3. The potential for new trees to be planted in the green space was raised. No specific detail or specification were set, and the board will wait for additional information/justification before moving forward on this suggestion.

Meeting was adjourned at 8:30 pm.