Meadowbrook Heights HOA - Approved

December 2023 Minutes

11 December 2023 / 7:00 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 Stein (member at large)

**AGENDA**

Old Business

1. Melissa has drafted a copy of a new “HOA By-laws” document, and has shared her draft with the board for review. Her edits address many existing gaps in our published document, and it appears that the current By-laws document has not been filed with either Larimer County or the State of Colorado (which will be addressed as soon as review and approval take place). We expect that review and approval to take place in the first quarter of 2024, and will be submitted to the appropriate governmental body. We intend to then proceed with the update to the HOA Covenants. Melissa also generated
2. Lisa and John have worked with L. Pfeiffer to get added to the HOA bank account and were able to get Lisa and John added to the account for First Bank. Chase Bank banking changes are still pending.
3. 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 and the broadcast of meeting minutes via email, and will be tested in December.
4. 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.
5. 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.

New Business

1. Schra’s Tree Service has submitted a proposal for treating the ash tree along the perimeter for Emerald Ash borers as part of our Annual Plant Health Care Services. We are reviewing their proposal regarding cost and appropriate description of services. J. Meyer to address issues with Schra’s.
2. After review of water bills submitted to the water district (required documentation to address previous grant), the topic of changing the south facing side of the drainage along First St. was brought up. A majority of the bank does not easily support the current lawn type grass and becomes brown and weedy. Martin will work with the CSU extension and potential vendors to develop a proposal that includes planting native, low-water needs grasses and potentially secure another grant to address the cost to install.

Meeting was adjourned at 8:47 pm.