

Jan Exec Board Meeting

11 January 2022 / 7:07 PM / Zoom

ATTENDEES

Robbie Popp, Mark Lindeman, Julie Evans, Kelli Cheatham, John Meyer

AGENDA

Motion to approve previous meeting minutes: Julie and Mark

Motion to pay Linda Pfeiffer for Bookkeeping services \$227.95: unanimous

Last Meeting Follow-up

1. Create a shared document for suggested updates for board members to review until the next meeting.
 - Robbie proposes to have a document in the Shared Drive that we can utilize between meetings to jot down new ideas for the next meeting's agenda.
2. **Schra Tree Care Service**-Do we need to continue to treat each tree? Mark will request another quote
 - 2 ways of prevention: trunk injection vs soil injection. The soil has to be soaked really well at the base of the tree for the treatment to work. Soil injection is cheaper overall. Due to irrigation in surrounding our trees, soil injection is not a likely option. So far Schra Tree Care Service is the most competitive offer. Mark also measured the trees; the cost to remove a tree is more than the current cost to pay for the Emerald Ash Borer treatment. In time trees will die off from age. Schra also provides home-owners with a reduced price for their tree treatments.
 - 1st of March is the early payment date for Schra Tree Care Service \$6969.20
 - Save a Tree quote \$9719.
 - Mark will obtain another bid from Arbor Logical Inc. from Lakewood, CO.
 - The budget so far includes the amount that Schra has quoted us.

New Business

- MBH Survey Response - Create plan to address top 3 action items.
 - Questions 1-3 are to verify current records related to home ownership and rental property identification.
 - Question 4-Communication method: Many homeowners prefer email communication and several respondents provided email addresses to communicate with. A homeowner communicates that their experience with email viewership, the rate of views is only 40-45%. As a board we concur that important communication should continue via

postmail, but for less critical communication we can utilize other avenues. Kelli also notes that due to how facebook and the meadowbrook heights hoa website have been utilized, it is not surprising that it is not a primary source of information.

- Question 5-First option for beautification: A majority of respondents indicated the entryway to the neighborhood as the first priority. The next highest priority indicated was the Wilson street Beautification. There were a handful of respondents that were content with the current aesthetic of the neighborhood. Additional comments included a concern related to the walkway between Nancy ct. and Amelia ct. Specifically the weed mitigation in that area. John noted that by addressing this concern it may help establish more community and connection with those streets and the remainder of the neighborhood. Additionally it was noted that snow removal along that walkway was a concern during these last snow storms. Mark did contact the contractor for snow removal to remind them of that area, it was addressed within 48 hours. Mark will verify details of the snow removal contract. Board commits to walking the pathway between Amelia ct. And Nancy ct. to determine what if any additional improvement is needed beyond weed mitigation.
 - Will include communication with contractors on the Google document between meetings to ensure we are all on the same page.
- Question 6- Second option for beautification: The results were consistent with the previous question and Wilson will be the second priority. This gives the board the option to determine a consistent aesthetic between the two projects and potentially establish a Phase 1 and Phase 2 improvement project. This also provides more time for the board to determine how to address the more complex irrigation concerns for 1st street.
- Question 7: Of those who participated in this survey, a majority are comfortable with participating in a work day, provided ample notification has been provided and the work day is in the spring/summer season. For the respondents who indicated they would not be willing to participate in a work day, Kelli will look to see if it is one particular location in the neighborhood.
- Suggestion to add a dog waste station: Marianna Glen has at least 1 dog waste station. Mark notes the cost of biodegradable bags is more expensive than standard bags. Julie has seen stations that are refillable with various types of bags (grocery, newspaper, etc.) and we would not be limited by the style of bag provided. At this point in time we can evaluate the cost of materials and installation of 1-2 dog waste stations; however, our priority will be the beautification items that a majority of homeowners have voted on.
- Question 8-Meet & Greet: late spring/ early summer would be a good time-frame, we can utilize the greenbelt with some pop-up awnings and tables. Pot-luck style with the HOA providing some sort of protein, plates, silver-ware. Tentatively June 11th, 2022 11-1300. Rain day would be June 18th, 2022.

- Spreadsheet for Contractors: We received a bill from an unknown contractor. A spreadsheet that indicates current contractors will be helpful to prevent potential scams or prevent paying other HOA's bills. If we can also include previous contractors for communication between one board and the next. Kelli will create a spreadsheet and work with Linda to ensure it's accurate.
- Updates tree and sidewalk bids: Mark communicated with Precision, 2nd company did not make the appointment, 3rd company still has yet to provide a quote. Quotes are mostly about grinding the sidewalk down, mudjacking is less of an option because mudjacking is to raise up a recessed area. Our sidewalks have raised areas due to tree roots, etc. Precision is recommended by the City of Loveland and they cut down the sidewalk. A majority of the problem areas are along 1st street. City does have a program for assisting individual homeowners to fix the sidewalk in front of homes. Precision can also provide quotes of individual homeowners. Due to liability the funds for beautification projects may need to be prioritized to fixing the sidewalks first. We could also address part of the areas this year and then address more in the following year. With multiple phases, there would potentially be some funds remaining to address beautification concerns.
 - At the next meeting the board will review the budget more closely to determine what the budget for these projects could be.

NOTES

- Next meeting: either 2/8 or 2/15; will talk with John Meyer, Paul & Linda Pfeiffer. 700 P.M. via zoom.

ACTION ITEMS

- Mark: quotes for sidewalk concerns
- Kelli: spreadsheet for contractors.
- Board: brainstorm ideas for entryway improvement and Wilson beautification.
- ~~Kelli: create a document to improve communication between meetings.~~
- Kelli: compare responses to current records for homeownership and communication.
- Kelli: create document for suggestions from homeowners.

Close meeting: Julie and Mark. 907 P.M.

