Meadowbrook Heights HOA - Approved

May 2024 Annual Meeting Minutes  - May 16, 2024 / 7:00 PM Meeting / Celebration Church

**ATTENDEES**

Lisa Bicknell (president), John Meyer (vice president), Melissa Ehrlich (treasurer), Martin Meyer (secretary), Pete Bicknell (member at large), Aaron Stein (member at large). Meeting was called to order at 7:10 PM.

**AGENDA**

**New Members**

Lisa called the meeting to order.  We welcomed 3 new homeowners to our neighborhood.  In total, we had representation of 23 owners (3 by proxy), as well as 3 owners who posted checks to address their accounts being in arrears (26 total owners).  The 3 owners posted their covenant votes by proxy, allowing those votes to be counted after their checks clear.

**Accounts Review / Budget**

Melissa presented our accounts for review, and in general, they have not changed much year over year.  It is the goal of the HOA Board to maintain the same budget (and dues) for the 2024/2025 budget year.

**Reserve Study**

By Colorado state law, HOA’s must conduct periodic reserve studies, in an attempt to anticipate known costs for maintenance, repairs, and replacements.  The board was unable to find any record of any previous reserve studies, so commissioned one that was conducted in late March/early April.  It indicated that we probably need to raise our dues or lower our costs to build up additional reserves to address these future needs.  The board chose to delay a decision on raising member dues until we could study our options regarding reducing costs.

**2023 / 24 Accomplishments**

Some repairs were made to repair areas that were damaged/impacted by the new corner installations last fall.  All were reimbursed by the city.

The drainage channel through the greenbelt/retention area was cleaned out by our Landscape contractor to address the existing issue.  The cost was higher than anticipated.

With our experience with the greenbelt drainage maintenance in mind, we cleaned out the west end of our drainage along 1st Street with volunteer labor.  We liked that cost much better.  Thanks to the volunteers involved (M. Lindeman, P. Bicknell. L. Bicknell, M. Meyer).

Graffiti was removed from the bridge over the 1st Street drainage.  Minimal cost (1 bottle of Goo Gone Graffiti).

Greenbelt Services did spray for weeds this Spring along the paseo between Amelia Court and Nancy Court.  We need to evaluate plans to address this going forward.

**Plans for Next year**

Plans for next year include evaluating the reserve study recommendations as well as budget reduction measures to try to maintain lower costs for the HOA overall.  We have identified an issue with potential storm drain repairs, and will be working with the city of Loveland to share and/or move that burden to them.  We intend to finish cleaning out the drain along 1st Street (free dirt!), as well as repaint the railing across the bridge along 1st Street.

Martin Meyer has been working on a plan to reduce water and mowing costs along First Avenue.  The initial goal is to change a majority of the south facing bank on our drainage along 1st Street over to native grasses.  Long term, this would have a significant impact on our water bill (20,000 sq. ft. less to water, as well as mowing and fertilizing). Martin also informed the group that there is a potential grant available through Resource Central that could help pay for this change.  The proposal was proposed to the group at large, and motion was made and seconded that the group vote to approve this application.  There were 20 votes for and 1 vote opposed.  The proposal was approved.  Martin will submit our application by May 30th.

**Updated By-laws**

Changes have been made to bring our HOA into compliance with current CO state laws.  The updated version will be posted to our HOA website.

**Covenant Update Questions**

Melissa has led the effort to update our By-laws (previous item), as well as our Covenants.  The Covenant changes required by current law have been inserted into our draft document without a general vote.  The other sections were opened for review, and the Board supplied those sections to each home owner through a mailing (that included our annual dues notice, agenda for the annual meeting, and a request for proxies for those who would not be attending the annual meeting).  The floor was opened to questions on issues that members had with regard to the proposed changes.

There were questions regarding sections 2.4 and 2.5, which address easements across home-owners properties.  Some homeowners have issues with the word easement, so a motion was made to replace the word “easement” in Section 2.4 with “access”.  That motion was seconded, and discussed.  A second motion was made to just strike Section 2.4 altogether, which was seconded and a vote was held to make that removal of Section 2.4 effective across all ballots.  The quorum voted to approve the removal of Section 2.4.

A questions was raised regarding the wording of Section 6.12 Improvements Already Constructed. The wording “prior to” was changed to “after” the recording of this Declaration as the community felt the verbiage was confusing and not as intended.

**Budget Approval**

A motion was also made to approve the proposed 2024/2025 budget (with no planned increase in annual dues).  The motion was seconded, and was unanimously ratified by the quorum.

**Board Membership**

A motion was made to keep the current HOA board as is.  Each current member of the board agreed to stay an additional year if the quorum was in favor of that.  A vote was taken, with 18 votes for, and no votes opposed.  The HOA board members abstained from the vote.

A vote was taken to extend the voting deadline for proxies and ballots until May 28.  All members present voted to extend the deadline.

Meeting was adjourned at ~ 9:00 pm.

Subsequent to the meeting, the final vote count came at 25 ballots submitted.  A minimum of 53 would have had to be received by May 28th for the vote to count.  The board will rethink how to work with the community as a whole to get the participation necessary to get the participation necessary for us to be able to update these important rules on how the community will function going forward.