

**Ohio Meadows Homeowners' Association
Members and Board of Directors Meeting
October 26, 2020 @ 5:30PM**

IN-PERSON LOCATION:
Multipurpose Building – Esty Room
Fred R. Field Western Heritage Center
275 South Spruce Street
Gunnison, CO 81230

Meeting Notes

1. Call to Order
2. Attendance – please sign roster at the front of the room.
 - a. For those on Zoom, please make sure that your presence is recorded at the meeting.
3. Reports
 - a. Finances – please see handout from Gaar Potter, treasurer.
 - There were no questions about the current treasurer's report.
 - See below for info on HOA Budget for 2021.
 - b. Irrigation Report – Keith Brockschmidt
 - *Keith to send report.
 - *Keith will also send a prioritized list of irrigation projects with estimate costs. This will affect the discussion at a future board meeting of the 2021 budget.

Discussion topics:

 - a. Herbicide Use: There were questions whether the HOA can provide herbicide to residents, or whether the herbicide used by the ditch managers is for professional use only. In the past, the HOA gave out a concentrated form of an herbicide that worked well (per Charlie Welch). This past irrigation season, the ditch manager sprayed ditches and areas on members' property that affected ditches, but not in general. There seemed to be interest in providing herbicide to members – possible topic for another meeting.
 - b. Access to Properties: There were some members' who did not allow the ditch manager to access ditches via their property. Mike Dawson clarified that the ditch manager has access to all main ditches and to the last lateral ditch.
Action Item: Mike will draft a letter to members regarding access to properties for the ditch managers. Letter will be posted, stuffed in mailboxes/mailed to members' who don't live here, posted to HOA website and emailed to HOA listserve.
4. Covenants
 - a. Architectural Control Committee – membership
 - i. Process to request new buildings or other structures, or change original plot boundaries or subdivisions.
 - ii. Current requests.

Discussion: Several board members and HOA members were interested in re-establishing the ACC per the covenants' requirement in order to maintain transparency and respond accurately and timely to increasing requests from home

and lot owners. Some board members thought that the board acted as the ACC. No decision was made – item for a future board meeting.

b. Late Fees – proposal from Board of Directors.

Decision: The HOA adopted a late fee policy in accordance with Colorado Common Interest Ownership Act (CCIOA).

The policy will state that an HOA fee will be considered late 2 months after the due date on the first bill. A late fee of \$10 will be assessed at that point, and then again every 2 months after that until payment is made in full or the bill reaches that acceptable level of collection according to the CCIOA. At that point, the HOA will initiate the collection process via the HOA attorney.

The policy will be drafted by Mike Dawson for a final review and vote by the board of directors. It will be posted and communicated with all HOA members.

This policy was approved by all attendees.

c. General Process for Covenant Complaints or Requests – review previous process, suggestions for current process.

Discussion: Complaints related to covenants must come to the board of directors in writing. There is now a form on the Ohio Meadows website that allows anyone to send a message to the board. Board member emails are also posted on HOA message boxes and on the website. In the past, the president of the board has requested that covenant-related complaints be made by at least 2 different members before a complaint is considered actionable.

No decision on this was made – a possible future board agenda item.

5. 2021 Budget

Discussion: There was no proposal for a 2021 budget as the irrigation projects need to be discussed further with more information (priorities and cost estimates from ditch manager). The board of directors will propose a new budget after the irrigation info is available at a meeting before the end of the year and provide the proposed budget to all HOA members for comment. Budgets are considered passed unless HOA members object to it in writing within the state timeline.

Fyi, if a new budget is not adopted in any given year, the budget will be the same as the previous year's budget.

6. New Website and Communications.

New Ohio Meadows HOA website: ohiomadowshoa.com

There will be a new HOA email listserve coming soon. Please send all emails to: elizgil2002@yahoo.com

7. Director and Officers Election

John Tarr announced that this meeting would be his last as the president of the board. The next board meeting will be led by either the current vice president or secretary.

Decision: It was agreed on that a letter would go out to all HOA members soliciting new board members with instructions about applying. Elizabeth Gillis will draft the letter for board review, then send it out and schedule a meeting before the end of the year. At this meeting, new officers will be elected and a 2021 budget will be proposed.

8. Member Forum

- John Tarr was thanked for his service to the HOA over the years, especially the separation from CMIRRA in the last year.
- Patty Bishop requested that members honor the past tradition of keeping outside lights turned off at night unless using them. It was suggested that folks switch to motion detectors if lights were needed for particular reasons, if at all possible.

9. Meeting adjourned