

Ohio Meadows HOA Board Meeting
December 28, 2020 - 5:30pm
Meeting via Zoom

MEETING NOTES

Attendees: Elizabeth Gillis, John McClow, Fred Ozyp, John Tarr

- A. Call to Order
- B. Meeting Minutes – Members’ Meeting October 26, 2020 (sent by email)
JT motioned to approve minutes; FO seconded. Minutes approved by all.
- C. Treasurer’s Report – information (sent by email)

Note: There is a payment of \$3,700 from the Upper Gunnison Water Conservancy District that we are still waiting to receive. This was applied for to cover much of the costs of the Gleason ditch headgate replacement.

JT motioned to accept the Treasurer’s Report; EG seconded. All approved.

- D. Board Membership and Officers
 - a. Finalize Ohio Meadows By-Laws

Action Item: JM will research requirements for finalizing by-laws. GP will convert the By-Laws included in the CMIRRA separation papers to a format that can be used for notarizing and posting.

- b. Determine number of current board members, make-up of board members, terms of each member, and need for new members.

Discussion results:

- JT will step down from board membership at the next meeting.
- 1 board member sold their home so is now longer part of the HOA.
- There is 1 open seat on the board.

Terms of current board members:

- Fred Ozyp: Dec. 2022
- Gaar Potter: Dec. 2021
- John McClow: Dec. 2021
- Elizabeth Gillis: Dec. 2023
- Dave Ellerbroek: either Dec. 2022 or Dec. 2023
- Martin Klinowski: either Dec. 2022 or Dec. 2023
- 1 open seat: Dec. 2023

Note: All terms will be 3 years with possibility of renewal per the Ohio Meadows By-Laws beginning at each termination date.

Action Items: EG will contact Dave and Martin to check in with them on continued participation on the board and their preferred terms, and will follow up with folks who volunteered for the board at the October members’ meeting.

- c. Elect new officers

Decision: Board voted to vote on officers at the next board meeting.

E. 2021 Budget – decisions requested

- a. Review and discuss irrigation/ditch work recommended by K. Brockschmidt (sent by email) - information
- b. Other items for budget consideration
 - i. New covered message boards at all group mailbox locations
 - ii. Zoom account
 - iii. Legal fees – estimated
 - iv. Herbicides for homeowners
- c. Discussion and decision on 2021 budget

Budget items discussion:

- Maintain the ditch management budget the same as 2020 budget (same for ditch manager allotment and projects). Allow Keith B. to prioritize with the project budget for work this summer. Request from him that priority list before launching into ditch season (April?).

- Martin K. should provide figures for what the 2020 Gleason ditch headgate repair recuperation funds will be from bordering water users.

- Hire a professional weed control specialist who will work with Keith/ditch manager to prioritize weed control in and around ditches only. No budget for herbicides for homeowners, nor for ditch manager or weed control specialist to provide service to homeowners other than for proper ditch management. Budget amount of \$1,000.

- Legal fee budget amount: \$1,500. We may have more legal fees due to the new late fees collection policy.

- Insurance budget amount: \$2,000

- Bookkeeping: \$1,000

- All other budget items at the 2020 level, unless otherwise eliminated by the board.

JT moved to approve; EG seconded; All approved.

F. General Business

- a. New policy for late fees – decision requested
 - i. Update from Gaar on current late fees
 - ii. Draft of new policy from Mike Dawson
 - iii. Plan for distribution

Per the October members' meeting, a new late fee policy was implemented in November 2020. A written policy for collections for this late fee is being worked on by Mike Dawson.

Action Item: GP will follow up with Mike to bring a draft written policy for collecting late fees to the next board meeting.

- b. Improved copy of the covenants – decision requested
 - i. Retyped, notarized?, other requirements?

Action Item: JM will talk with Mike Dawson and do research on what is needed to update the Ohio Meadows By-Laws and covenants. This will be brought to the next meeting.

- c. Architectural Control Committee – decision requested
 - i. Request to re-form an ACC per the covenants
 - ii. Set purview of ACC

Decision: The HOA board of directors will act as the Architectural Control Committee moving forward.

Action Item: EG will draft the process for ACC requests and approvals and bring draft to next board meeting. The approved process will be sent to homeowners, posted on message boards and the website.

- d. Letter to homeowners regarding ditch access – decision requested
 - i. Draft from Mike Dawson
 - ii. Plan for distribution

Action Item: JM to draft letter to send to all homeowners about ditch access and bring to next board meeting.

- e. Procedure for covenant complaints – decision requested
 - i. Proposal for 1 homeowner written complaint to board
 - Past procedure required 2 homeowner written complaints to board member.

Decision: The process for complaints should be left as stated on the current HOA website. Only 1 homeowner is needed to launch a complaint. There is a form for contacting the board, in addition to all board members' emails on the website.

G. Next Meeting

Monday, February 8 @ 5:30pm. EG to send a Zoom link.

H. Adjournment