

Ohio Meadows Board Meeting

October 28, 2021 – 5:30PM

MEETING NOTES

Attendees: Elizabeth Gillis, Zach Husted, John McClow, Gaar Potter

- A. Call to Order
- B. Meeting Minutes from June 24, 2021 – approval requested
All approved.
- C. Treasurer's Report – information only
- D. Old Business – discussion and approvals requested
 - a. Update on Lot 36, access to BLM lands through existing trails - Information only.
 - The Spritzers are no longer answering emails or phone calls from the HOA board members.
 - b. Update on Gleason Ditch project (Zach) – information only.
 - Jesse K is talking with all property owners related to this project and will get back with us regarding estimates in the next few months.
 - c. Follow up on covenant complaints – 2 so far.
 - It was agreed that the board president will send an email to homeowners receiving a formal complaint to request that they remedy the situation. We have no other enforcement policies for the board to follow at this point.
- E. New Business
 - a. Plan for Members Meeting on November 11, 2021 – approvals requested.
 - Meeting in Fred Field.
 - Leftover snacks and drinks from September gathering.
 - \$80 for billing. EG to send invoice to GP.
All approved. Action Item: EG to send out meeting notices.

Proposed Agenda Items (based on homeowner input) - discussion and approvals requested.

- 1. Treasurer's Report
- 2. Ditch Manager's Report (Keith will provide handout, then address questions and large projects.)
- 3. Proposed changes to covenants:
 - Short-term Rentals ban.
 - o The only way to ban STRs in a Colorado HOA is to change the covenants. This needs a 67% approval of homeowners (1 vote per lot.)
 - New Enforcement Policy for covenant violations.
 - o The current enforcement policy (covenant # 18) is very basic, directing violations to judicial processes rather than via the board first.
 - o Here is a good article on what should be in an HOA enforcement policy:
<https://altitude.law/resources/newsletter/covenant-enforcement-how-does-an->

[association-enforce-a-violation/](#). It is very similar to what we already have for the dues collection policy – timelines, possible fees, etc. – but also includes required hearings.

- Unsure whether it will require a change to the covenants or a new policy approved by the board. EG has posed this question to Mike D.

4. Weed Mitigation

- a. JM will contact folks to contract for a weed abatement assessment.

5. Neighborhood Enjoyment

- a. Dog Complaints

- i. Barking & Vicious Dogs – most common complaints.

- ii. HOA website lists Gunnison County's ordinance on dogs – pages 9 and 10 cover these 2 issues, as well as dogs at large.

- b. Exterior Lighting

- i. Second most common complaint.

- ii. See Gunnison County's Land Use Resolution regarding exterior lights in unincorporated County lands – applies to Ohio Meadows. Found on HOA website (covenants page) -

<https://www.gunnisoncounty.org/DocumentCenter/View/2098/Exterior-Lighting-Information-Sheet-PDF>

- Lights out after 10pm – protection of the night/dark sky.
 - Exterior lights facing downward @ 45 degree angle, covered.

6. Board of Director Membership – terms, openings

7. Members Open Discussion

8. Adjournment

Additions:

ZH requested a spot to discuss radon contamination – resources for detecting it and abatement.

F. Assistance with Communications for Members Meeting

- a. Mailings
- b. Stuffing mailboxes

G. Adjournment