

Ohio Meadows HOA Board Meeting
Tuesday, April 26 @ 6PM on Zoom

AGENDA

- A. Welcome
- B. Approval of February 7 and March 30, 2022 board meeting minutes – approval requested.
Approval was skipped and a 15 minute meeting for approval was recommended so that the meeting notes can soon be posted to the HOA website
- C. Treasurer's Report (Gaar Potter) – information only: There have been no ditch maintenance funds spent at this time. Lone Pine ditch opened April 26, 2022 so we will check with Kevin on the budget. We will consider \$1300.00 out of \$4000.00
- D. New Policy Package – discussion and approval requested
NOTE: Yellow highlights indicate edits since the last board meeting discussion.
It is recommended that our attorney review all comments
 - a. Ohio Meadows Rules and Regulations (dated 042322)
 - i. Violation Complaint – Witness Statement
 - ii. Notice of Violation
 - iii. Request of a Hearing
 - iv. Notice of Determination
 - 1. Discussion
CHANGES: The word "Maintenance" was removed from the enforcement comment
CLARIFICATION: a. Article 4 #2 -Is there a statute of limitations on making a complaint?
As of now, there is no statute of limitation but there should be a limited amount of time to respond.
CLARIFICATION: "The Board can sue a complainant if the complaint is arbitrary and capricious". Question: Who decides "Arbitrary and Capricious"? We will talk with Jake for clarification on how to build on this policy rule.
 - 2. Approval requested : First: John, Second: Gaar, all in favor
 - b. Next Steps
 - i. If any questions or concerns of a legal nature, consult with J. With.
 - ii. If board and J. With approves, post to website, send to OMHOA Google Group, post to message boards.
- E. Proposed Process for Change to Covenants on Short-term Rentals – discussion and approval requested
 - a. Review language from J. With.
 - b. Process discussion:
 - i. Draft full document modeled after documents and letter to homeowners about the break with CMIRRA (requirement of CO to change covenants in an HOA, what it takes to change a covenant, timeline for asking for more information/comments to board, process for voting)
 - 1. Timeline: draft doc, additional communications, summer BBQ discussion, docs in mailboxes and mailed to non-residents, sent in Google Group, etc.

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F. Request from Husted (239 Pashuta) – Pond Construction and Storage Tanks (see forwarded email from Zash H) – discussion and approval requested

a. Discussion

- i. Ditch Manager evaluation – DM would be charged with monitoring water usage just like other property owners/ditch users.
- ii. The water commissioner gave approval w/ agreeing to lining the pond. He would inspect it if necessary.
- iii. 239 Pashuta residents requested tank usage in replacement of the pond this year as there will be no time for him to design and dig the pond this spring. Owner has 8, 275 gallon tanks in which he would like to fill. Drawing from the irrigation water.
 1. Concern: that he does not take more than his share. Keith, the ditch manager was sure he could administer water so that the homeowners would only get their share- make sure there is no interference with people on the ditch below the property
 2. Concern: Tank Usage: Make sure there is no call on the Gunnison River

John moves to consult with Keith to assure that the homeowner's use of tanks will not imping on other's irrigation. If there appears to be no conflict, he will agree to the use of tanks or a pond. Gaar seconds the movement, all in favor.

G. Weed Mitigation Assessment

a. Update?

- i. Timing – of assessment, abatement, follow up recommendations to homeowners.
- ii. Named Bradley Wickenton for County weed control. We would like to identify the weed issues and in a timely fashion so that we can get information to all the homeowners.

H. New Business - No new business at this time

I. Next Meeting Date – discussion and approval requested

- a. Next board as needed. Agreed on May 25 at 6 pm.
- b. Summer BBQ,
 - i. August 13, 2022
 - ii. with food to grill, BBQ supplies, plates/napkins/etc. supplied by HOA and snacks/desserts supplied by homeowners. Same location.

J. Adjournment: first, Gaar, John Seconds, All in Favor