

**Ohio Meadows HOA Board Meeting**  
**Wednesday, September 21 @ 6PM on Zoom**

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**MEETING NOTES**

Attendees: Elizabeth Gillis, Zach Husted, Jesse Kruthaupt, John McClow, Gaar Potter, Fred Ozyp, Kathleen Seward

Absent: Dave Ellerbroek

- A. Welcome
  - Guest: Jesse Kruthaupt, Trout Unlimited
- B. Approval of August 8, 2022 board meeting minutes – approval requested.  
The Secretary was experiencing technical difficulties so the meeting minutes approval was delayed until the members meeting on November 9, 2022.
- C. Approval of Agenda – approval requested.  
One additional item was added under New Business: the request for approval to build a loafing shed at 87 Pahuta/Digate & Bates property.
- D. Treasurer's Report (Gaar Potter) – information only  
Updated budget report was emailed to board members. This included recent paid legal fees and ditch contracts. No further discussion.
- E. Lone Pine Ditch (Guest Jesse Kruthaupt & Elizabeth) – approval requested  
Update: Lots 31 & 32 were toured by JM, EG, and Keith B (ditch manager) with homeowner of Lot 32 regarding requested building projects that would affect the current placement of incoming water flow from the Lone Pine Ditch. Other areas of the LP ditch were also toured to view problem areas at the top of the ditch.  
A Lone Pine Ditch users meeting was held on September 7<sup>th</sup> to hear from homeowners about how they currently use the ditch, how they might change their usage in the future to benefit their properties and the HOA, and where additional problem areas may be. It was agreed by all that attended the meeting that the Lone Pine Ditch was valuable to the neighborhood overall, keeping properties watered for trees, grasses and small gardens, as well as helping to ensure property values and fire safety. All users at the meeting said they would like to see the HOA repair the ditch so that better water flow could be available to all users.  
Action Step: EG requested approval to contact Applegate Group, ditch engineers, for a consultation and request an assessment of how to bring the Lone Pine Ditch up to acceptable standards.  
Some of the work can be considered improvements to ditch irrigation which may make this work eligible for grant monies. Some of the work will need to be funded by the HOA as it is maintenance work. Other costs may be assigned to the homeowners where building projects are being requested – these projects may displace the current water flow intake systems and piping to upper ditch users. Any proposal for ditch work will need to come before the board for decision making.

JM motioned to approve the request to contact Applegate Group for an overall assessment of the Lone Pine Ditch and a proposal for ditch improvement and repair work. GP seconded. All approved.

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**F. New Policy Package – (Elizabeth) approval requested**

The fully edited policy package with changes that comply with Colorado HB 22-1137 was presented for approval. One change was requested in Article 1, sub-section 6.1. JM offered to figure out the correct wording. Members commented that the new requirements amount to some more work for the Treasurer and the bookkeeper/accountant, but all were hopeful it was workable.

JM motioned to accept the new policy document as it was sent to members, with one change to the language in Article 1, sub-section 6.1, this change being made by JM who did the initial editing. KS seconded this motion. EG, ZH, JM, FO, KS approved; GP opposed. Motion passed and new policy document was approved.

**G. Updates on Past Business Items – information only**

- a. Weed Mitigation: Fall spraying already occurred.
- b. County has sprayed and cut back roadsides throughout the subdivision.

**H. New Business**

**1. Request to build loafing shed at 87 Pashuta/Digate & Bates property.**

Keith, the ditch manager, was able to meet with the homeowners to review the site and building plans and approved it as a building that will not affect water flow on or between properties.

JM motions to approve the loafing shed building plans as presented by the homeowners of 87 Pashuta. ZH seconded the motion. All approved.

**I. Planning for Homeowners Meeting on November 9**

Agenda items for the members meeting:

**1. Ditches**

- o Lone Pine Ditch update
- o General updates from Keith
- o Request from homeowners for ditch work in the 2023 irrigation season.

**2. Review of weed spraying/abatement in Summer and Fall 2022**

**3. Homeowners Forum**

Please feel free to bring up any issues regarding the HOA that you would like to bring to the members' attention or discussion.

**4. Board Membership**

Current membership, current and upcoming vacancies and terms

- Dave Ellerbroek, member-at-large (Dec. 2022) – will not renew, term Dec. 2025
- Elizabeth Gillis, president (Dec. 2023)
- Zach Husted, member-at-large (Dec. 2023)
- John McClow, vice president (Dec. 2022)
- Fred Ozyp, member-at-large (Dec. 2022)
- Kathleen Seward, secretary (Dec. 2022)
- Current Vacancy, treasurer (Dec. 2025) – possible interim appointment

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J. Adjournment

GP motioned to adjourn the meeting. FO seconded this motion. All approved.