

## Ohio Meadows HOA Board Meeting

Monday, June 26, 2023

By Zoom

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### MEETING NOTES

Attendees: Elizabeth Gillis, Zach Husted, Kathleen Seward, J Wenum

Not in attendance: Tammi Gardner, John McClow

A. Welcome & Introductions

- a. Guests: Jeff Bivens, Dave Pinkerton, Lorraine Rup

B. Approval of Agenda – approval requested

- Any New Business?

No new business and no additions to the agenda.

C. Approval of Minutes from April 25, 2023 Meeting – approval requested (emailed to board members)

Kathleen S motioned to approve minutes as they were sent to the board members; Zach H seconded; All approved.

D. Dry Hydrant in Ohio Creek – Martin Klinowski

- 1. Update on progress from Martin.

- 2. Next steps.

- a. John M. has not been able to speak with BOCC about the WUI codes or mapping.

Martin couldn't attend so this item was not discussed.

E. Update on Weed Abatement in HOA – Jeff Bivens & Lorraine Rup

Board was emailed a brief summary.

- 1. Update from Jeff.

- 2. Discussion

- 3. Any next steps

ACTION ITEM: Elizabeth G to call Jeff regarding contacts for members who are part-time.

F. Treasurer's Report – Elizabeth (Tammi unable to attend)

See emailed report.

- 1. Discussion and questions.

- 2. Upcoming steps: new late payment fines and communications.

- a. Possible assistance for Tammi?

No questions or discussion.

G. Update on Lone Pine Ditch Project

- 1. Final design from Applegate Group – questions and discussion.

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2. Next steps:
  - a. Legal agreements from attorney to homeowners (in the works).
  - b. Ohio Meadows attorney approval of easement for shared driveway.
  - c. Bid from Martin on labor, and general timing.
  - d. Elizabeth working on grant for labor and materials (CO Water Conservancy District).
3. Discussion.

No one had questions about the final design from Applegate. It was agreed that Elizabeth would send the draft legal agreements to everyone for an email vote once they were finalized by Jacob.

### H. New Business

None.

### I. Date for Summer Picnic: August 12<sup>th</sup>

1. Volunteers for: Pop-up tenting (more than 1), tables, chairs, coolers, games.
2. HOA to provide: burgers and dogs, charcoal, snacks, drinks, paper products
3. Members to provide: side dishes and desserts

### J. Next Meeting

1. Date/Time – TBD after the picnic and before a November members meeting.
2. Agenda items requests

### K. Adjournment

J W motioned to adjourn the meeting; Kathleen S seconded the motion; All approved.