

Ohio Meadows Homeowners Association

Annual Members Meeting

November 28, 2023 – 5:30pm

Fred Field Heritage Center

MEETING NOTES

Board of Directors Attendees: Elizabeth Gillis, Zach Husted, John McClow (by phone), Kathleen Seward, J Wenum

Guest: Jacob With, Law of the Rockies

Homeowners Present: 36 (37.5%) – sign-in sheets kept on-record

A. Welcome & Introductions

a. Guest: Jacob With, Law of the Rockies & attorney for the HOA

B. Approval of Agenda – approval requested

J Wenum motioned to approve; Zach Husted seconded; all approved.

C. Finance Report – Elizabeth Gillis

Brief review of the budget process with board of directors proposing a budget to all members by May 1st of each year. HOA dues are then billed at that time and due at the very latest by July 1st of each year.

H&H CPAs & Advisors, a local bookkeeping and accounting firm, was hired in 2023 which is reflected in the budget for May 2023 – April 2024. This was done as no HOA member with qualifications was able to step into the role of treasurer with the full skills of a CPA as we have had in the past.

No questions were raised about the financial report; no further discussion.

D. Weed Abatement Update & Plans for 2024 – Jeff Bivens, HOA member

a. Overview of 2023 weed abatement work

b. Possible plans for 2024

i. Discussion, requests, questions

Presentation and discussion: Jeff has been offering individual consultations at homeowners' properties to identify weeds and strategize about how to manage them. He has done 18 consultations so far, and hopes that others will be willing to meet with him next season. Jeff took a brief assessment of whether cheatgrass was an issue in the subdivision, but it appears that other noxious weeds are more prevalent.

Action Item: The HOA will work with Jeff to hold a “Weed Abatement 101” meeting next year, like we have been doing for learning about ditch management.

Jeff was presented with a “thank you” gift by the board.

E. Ditch Update & Plans for 2024 – Keith Brockschmidt, HOA ditch manager

a. Overview of ditch work in 2023

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- b. Possible priorities for ditch work in 2024
 - i. Discussion, requests, questions

Presentation and discussion:

- Summary of 2023 irrigation season work:
 - Gleason Ditech: Moved culvert to bring water to the Woodwards; brought water to the lower portion of Hawk property
 - Middle Ditch: cleaned clogs at Forrest property; brought water to Kimbrough property; cleaned from Crist to Dawson properties; fixed breach at Pinkerton/Rup property on back of Spohr property; excavated a headgate and replaced it.
 - Lone Pine Ditch: Special projects this year. Excavated all major culverts from Phelps to Willis properties; cleaned ditch from Phelps to Stanley properties; cleaned from Stanley to Knight properties. Received grant from UGRWCD to plan for a new intake structure and re-routing of some of the piping on the north/upper section to assist with proposed construction projects for Margenau and Landry properties.
- Proposed projects for 2024 irrigation season:
 - Fix flume on Gleason at Ellerbroek property.
 - Request headgate to be installed at Garren property.
 - Provide water to Hawk property from Laudick property (upper level).
 - Clean Middle Ditch from Seward to Huffman properties.
 - Fix headgate on Colbert property.
 - Clean Lone Pine from Stanley property to the end (south).
 - Fix area where water breaches on Stanley property.
 - Plug leak on Willis property to Tarr property.
 - Fix plug on Lone Pine off Seneca Trail and clean out current intake structure to make it manageable until a new one is able to be put in.
 - Possibly re-dig the area of the Lone Pine on Horse River Ranch that leads to the lower section of the ditch coming at the Margenau property.

Discussion: There was a discussion about the need to work more closely with the Horse River Ranch HOA board in order to have leaks on Horse River properties fixed – this affects water flow to Ohio Meadows.

Action Item: The board will take up contacting Horse River HOA board to discuss this.

Discussion: Keith would like to hold HOA work days for various work on the ditches that property owners can help with.

Action Item: The Ohio Meadows Google Group email list will be used in 2024 to announce work days and invite homeowners who are able to assist Keith with work such as cleaning out plugs, debris, cut trees, etc.

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Discussion: Stu Asay brought forward a proposal for the board to consider creating a new policy on work that affects water flow during irrigation season. This past season at least 3 homeowners with construction projects requested a stoppage to ditch flow during the regular irrigation season. Stu proposed that the new policy would be to notice all homeowners prior to irrigation season that ditches will be flowing and construction projects will not be considered for turning off the water flow, except for emergencies. Permission from the board would need to occur before any ditch was turned off for a construction project, otherwise a possible fine would be issued.

Action Item: Stu will send draft language on this policy to the board of directors to be considered in 2024 as a new policy. NOTE: The HOA attorney determines whether any proposed policy conforms with state or other relevant statute.

Keith was presented with a “thank you” gift by the board.

F. Open Discussion with Members – Elizabeth Gillis facilitating

- Members shared their experiences with having to put in new septic systems. There is a new ordinance in the County requiring inspection of septic systems upon sale of a property or certain additions/improvements. If a system doesn't pass inspection, a new system must be installed with new standards.
- A question was raised about whether the HOA has any standards or requirements for construction projects via the Architectural Control Committee (board of directors members). Jacob With pointed out that the HOA could establish policies for standards of construction, but that they could not retroactively enforce them. However, he further pointed out that it takes much work to enforce such policies, something that is difficult for volunteer boards to do. Currently, construction projects need board approval and the highest concern is whether a project interferes with irrigation ditches/water flow.
- There are members that still owe their membership dues. The HOA will be issuing Notices of Delinquency for those that have more than 1 year of unpaid dues.

G. Board Membership – Elizabeth Gillis

- a. Brief overview of board membership & duties (See HOA By-laws for more info)
 - i. Terms are 3 years for first term, after that may be extended by appointment of the board for 1 to 3 years or nominated at members meeting for another 3-year term.
 - ii. 7 members max.
- b. Current members and terms:
 - i. Elizabeth Gillis – current president & acting treasurer, term ends December 2023, self-nominating to serve 1 more year as member-at-large
 - ii. Zach Husted – member-at-large, term ends December 2023, open seat
 - iii. John McClow – current vice president, term ends December 2023, open seat
 - iv. Kathleen Seward – current co-secretary, term ends December 2024

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- v. J Wenum – current co-secretary, term ends December 2025
- vi. OPEN seat
- vii. OPEN seat
- c. New Board Membership
 - i. Nominations
 - Brady Bichon nominates Ryan Margenau; Margenau accepts nomination.
 - Trent Bona self-nominates.
 - Stu Asay self-nominates.
 - Elizabeth Gillis self-nominates to remain on the board for 1 more year, but will step down as president upon first board meeting of the year.
 - ii. Vote for board membership
 - Kathleen Seward motions to elect all nominations as board of director members as of January 1, 2024; Keith Brockschmidt seconds the motion; all members present vote to approve all nominations as members of the board of directors. No one opposes.
- H. Adjournment
 - DK Hawk motions to adjourn; Hasley Rolph seconds the motion; all approve. None are opposed.