



Meadowwood HOA

Minutes – Board of Director’s Meeting
June 16, 2021, 7:00 pm - Virtual Meeting Platform

Directors Present:

Rod Segraves, David Jesse, Marsha Binder, Sharon Shutts, Karen Pagliaro, Eugene Winter, Jacob Andersen

Directors Absent: Scott Kingsford

Management Present:

Christina Ross – Ponderosa Community Management
Melissa Guyott – Ponderosa Community Management

A quorum of the Board was present. Vice President David Jesse called to order at 7:00pm.

Approval of Minutes: The minutes from the May 19, 2021, meeting were unanimously approved by the Board via email and will be posted to the community web site.

Financial Review: Unreconciled balances through 5/31/2021

Community	Operating	Reserve	Savings
Meadowwood	\$97,178	\$63,552	\$51,530
Garden Ridge	\$51,291	\$32,818	\$30,479
Gray Hawk	\$18,835	\$13,340	\$4,644
Rocky Hill	\$70,706	\$22,228	0

New Business:

- The Board considered a fence repair request. Director Andersen volunteered to meet with the owner to evaluate her request and provide an update at the July 2021 Board meeting. No further action was taken.
- The current architectural review committee process was discussed. Builder Greenstone still processes exterior modification applications. The timeliness of processing requests, follow through by the reviewers, homeowner feedback and the enforcement of modification violations were reviewed. **Motion:** Director Binder moved that Ponderosa Community Management begin the enforcement of unapproved architectural changes, with copies of violation letters sent to Greenstone. Director Jesse seconded the motion. Motion carries unanimously.
- In the Rocky Hill area of the Association, a long-standing ground water issue is causing damage to a common sidewalk. Even during the driest summer months, the ground stays saturated. The Board directed management to contact Greenstone, who was responsible for the installation of drainage infrastructure during development, to request they address the issue. Management was also directed to meet with



landscaping professionals to obtain bids for the installation of mitigation measures such as a French drain or dry well drainage system for review at the July 2021 Board meeting.

- The 2021 reserve study project schedule was reviewed with the Board. Projects including repairs to association parks and refreshing the monument sign for the Gardens were discussed. Directors Andersen and Pagliaro indicated they would like to inspect the proposed projects before making a formal decision. A cost to benefit analysis will be performed by the Board.
- Prior discussion was held by the Board regarding the financial responsibility of the recent paving of alleyways which only served specific homes. Research into how costs for projects in this area had been handled in the past were conflicting and inconclusive. Management shared the opinion provided by the Association's attorney regarding the Meadowwood alleyways. As these drive lanes are not deeded to the units they serve, it was the attorney's opinion that they are common area tracts and the financial responsibility of the Association.
- Revisions to the current set of Conditions, Covenants and Restrictions (CC&Rs) for the Meadowwood neighborhoods have been discussed by the Board at previous meetings. A draft committee charter was circulated to all Board members for review and revisions. **Motion:** Director Pagliaro moved that the CC&R Amendment Committee charter be approved in the form as submitted. Director Shutts seconded the motion. Discussion on the motion was to have Directors Pagliaro, Shutts and Jesse serve as the Board liaisons to the committee. Management was directed to do an "all call" for committee volunteers. The motion carried with six (6) yes votes and one abstention.
- The statue at Little Bear Park is in disrepair. Management requested direction regarding repairs. The history of the statues was discussed. Director Binder indicated she would research the history of the bear statue and share with the Board. This information will be used to formulate a repair plan.
- Management was directed to obtain bids for new play chip installation at the Pumphouse Park.
- At 8:00 pm, Director Jesse moved to adjourn to executive session for the purpose of discussing potential litigation. Director Winter seconded and the motion passed unanimously.
- The regular meeting of the Board was readjourned at 8:31 pm.
- Director Jesse moved to direct management to meet with the Association's landscape company to obtain planting barrier options to mitigate damage to the common area swale located in Rocky Hill. Director Winter seconded and the motion passed unanimously.
- Director Jesse moved to adjourn the meeting at 8:40. The motion passed unanimously by consensus.

The next meeting of the Board is scheduled for Wednesday, July 21, 2021, at 7:00 pm

Minutes respectfully submitted by Community Manager, Melissa Guyott