

**Meadow Creek Homeowners Association  
Annual Meeting Minutes  
August 11<sup>th</sup>, 2018  
Town of Vail Council Chambers  
10 a.m.**

**Board Present:**

Heather Price  
Sara Newsam

Barry Davis  
Will Lewis  
Domini Zopf

**Owners Present:**

Beth & Patrick McCrann (A1)  
Theresa Michel (A6)  
Jill & Sameer Bharwani (C5)  
Karen & James Gregory (E2)  
Bryan Grant (E6)  
Otey & Alane Lumpkin (F1)  
Dona Stever (H4)  
Ronald & Myrna Strong (K4)  
Madeline Brand (M3)  
Mary & Stephen Quartin (M4)

**Proxies:**

Steve Meyer (C4) to Heather Price  
Danner (E4) to Karen & Jim Gregory  
Hughes (H1) to Otey Lumpkin  
Gilden (H2) to Dona Stever  
Osborn (K2) to Heather Price  
W&W Rentals LLC (K3) to Heather Price

**Management Present:**

Steve MacDonald  
Bryan Kretschmer

**Call to Order at 10:15AM**

**Steve MacDonald of Vail Management called roll as a result a Quorum was declared**

**Review of Minutes of 2017 Annual Meeting Minutes**

Heather Price motions to approve, Barry Davis seconds, all in favor

**Board Report**

Heather presented the Board's Report. Heather noted that snow removal was under budget, and discusses that it has been 12 years since the remodel. A quick update was given on the building A roofing project. Building B will be done next year with C the following year.

**Review of Financials**

Steve MacDonald went over the financials. Mostly due to lack of snow the operating expenses ended up approximately \$37,000 under budget. Heather motioned to move the balance to reserves and Barry seconded, all in favor. Barry motioned to approve budget for next year and Will Lewis seconded. All in favor.

**Old Business**

**Insurance**

Vail Management Company included the HOA's insurance policy in the packet. Steve discussed that the owner's cover letter discusses what kind of insurance the individual homeowners should have to be totally covered.

### **Who to Call**

Bryan went over how to contact VMC for all after hour emergencies. The Property Manager's email [manager@vailmanagement.com](mailto:manager@vailmanagement.com) is preferred so that concerns are better detailed.

### **New Business**

#### **Board Walk-Thru Review**

VMC provided the updated walk-thru check list. Most items have been completed with a few misc. items and answered questions added by owners.

#### **Parking**

After much discussion Barry made a motion to re-write the parking regulations and to distribute new rules to all residents. Terri Michel seconded and all were in favor. Language of the new rules as well as penalties will be finalized by the Board.

#### **Website Info**

VMC went over how to access the new website that has been setup. The new site will not have a password so it will be easier to access. Because of this sensitive financial information will not be hosted on the site. Inquiries for any financial information should be directed to [manager@vailmanagement.com](mailto:manager@vailmanagement.com)

### **Election of Board of Directors**

Barry Davis has sold his unit and stepped down from the board, leaving one position needing to be filled. Dona Stever was nominated and elected by acclamation.

Heather Price – President

Will Lewis – Vice President

Sara Newsam – Secretary

Domini Zopf - Treasurer

Dona Stever – Member at Large

### **Adjournment**

Heather motions to adjourn at 12:30 pm.