

**Meadow Creek Homeowners Association**  
**Board Meeting Minutes**  
**July 6<sup>th</sup>, 2020**  
**Teleconference**  
**4:30 p.m.**

**Board Members Present:**

Heather Price  
Otey Lumpkin  
Sara Newsam  
Will Lewis  
Dona Stever

**Owners Present:**

Janet Robinson (E2)  
Alan Rubin (E3)

**Management Present:**

Steve MacDonald  
Abel Vega  
Matt Debus

**Meeting Call to Order at 4:36PM**

**Approval of Last Meeting Minutes**

Dona moved to approve the last meeting minutes for the 04.06.20 board meeting. Sara second the motion. All were in favor.

**Financials**

Steve spoke to the financials; the Balance Sheet shows the Capital Improvement Reserve currently has \$102,818.94. The Budget vs Actuals show that the association is currently \$5,868.07 under budget. The aging reports was included, and Abel has contacted all owners with outstanding balances. Heather asked Abel to notify owners to explain that the deck costs will not be included in any previously arranged reoccurring payments.

**Old Business**

**Walk Through Follow Up**

Sara stated that the parking curbs by the B1 parking space have rebar sticking up. Sara also stated some trees by the buildings might be fire hazards. Sara also stated the lower windows for unit A6 have been recently changed and the trim needs to be painted. Abel and Matt took note of all items and will tend to them as needed.

**New Business**

**E3 Deck Extension Request**

Dona moved that the Board maintains its current policies concerning deck extensions and remodels. Heather second the motion. All were in favor. Dona stated that the Board had

worked with the town and the utility providers about enlarging their decks. The Board wants to maintain a uniform deck size for everyone. The Board has reviewed E3's deck extension request plans and the Board unanimously voted to maintain the current deck extension policy for all units, thus denying E3's request as submitted. Alan stated his extension would be the same space as adding a staircase. Dona stated this would not be consistent across all units. Heather stated the Board worked hard to get three schematics approved by the Town of Vail Design and Review Board. Heather continued by stating the Board has reviewed Mr. Rubin's plans and it was determined that the Board wants to maintain continuity with their existing plans.

### **E2 A/C Unit Install Request**

Steve stated this submittal is not consistent with previously approved submittals. The location of the exterior portion of the unit needs to be located within the center of the windows of their unit. Janet stated she will have the plans revised. After further review, Heather asked for more description of the piping and how it will enter the unit. Janet will get this information from the contractor R & H Mechanical and will share it with the Board.

### **Exterior Building & Deck Painting**

Janet asked about future plans to paint the exterior and decks of the building. Heather stated the Board is focusing on the current deck repair project and the two roof replacement projects taking place this year. Exterior painting would be considered in the future. Donna recommended using paint chips to match existing deck paint if she wanted to paint her deck.

### **F6 Gutter**

Sara stated we should notify the owner of F6 that the association will fix his gutter. The Board approved Matt to repair F6's gutter.

## **Maintenance**

### **Review Deck Project**

Steve explained the Hess breakdown that was provided in the meeting packet. Matt explained the VMC billing and stated he will be creating a spread sheet for all billing per deck. Steve explained that the average cost per unit is about \$3,000 per unit. Replacing stairs could be as much as an additional \$6,000-\$7,000. The Board discussed cost and pricing. Owners will be notified and billed as the work is completed. VMC will contact owners with stairs that will need to be replaced.

Janet stated she was not notified of the pending special assessment at the purchase of her unit. Steve stated the need for deck maintenance and repair was discussed at last year's annual meeting. The annual meeting was before Janet Robinson closed on her unit. The previous owners did not attend that annual meeting and did not ask the Board or management for details. The billing for deck repair is not a special assessment. It is a billing for maintenance. Decks are a limited common element and the cost to maintain and repair is an owner responsibility.

### **Annual Meeting**

Heather asked how the meeting will be held. Steve stated the meeting will be held via teleconference. Heather would like to have a call prior to the meeting on August 3<sup>rd</sup> to prepare for the Annual meeting on August 8<sup>th</sup>.

Next meeting will be held on August 3<sup>rd</sup>, 2020.

Meeting adjourned at 6:13pm.