

Meadow Creek
Board Meeting
Tuesday April 7th, 2015
4:00 PM

Present: Heather Price
Will Lewis
Sara Newsam
Larry Sherberg
Paul Huntoon – Vail Management Co.

- Call to Order
- Approval of Minutes – Sara moved to approve the minutes of the last Board meeting. Larry seconded the motion. All were in favor.
- Review of Financials – There is \$220,671.97 in total assets as of 2/28/15.
 - All budget vs actual expenses are tracking well.
 - A little over (-\$237.50) on Legal & Accounting but C2 has agreed to pay for ½ of the attorney fees for having the contract written up to allow them to add their gas heating which should bring the Legal back in line with the budget.
 - AR is looking good.
 - B3 has requested that we allow them to pay \$50 per violation to clean up their AR, which dates back to 2011. The Board agreed to a counter offer of B3 paying ½ of the fines, which amounts to \$100 per violation, to clean up old AR. VMC is to put in writing to Noble's management the Board's offer with the stipulation that any violations in any of their units going forward must be paid in full. The Board pre-approved a counter if they come back to \$75 per violation.
 - Will has offered to check on M6 to see if we have a bad address on them.
 - The Board would like Paul Redmond to send us an updated financials and AR by June 1st to review any outstanding AR's prior to the Annual meeting.

- Maintenance
 - Paul to call to change out the recycling bins for 2 smaller (90 gallon) bins to be put between D & E buildings & the other at the end of M building.
 - Paul got bids from lawn service & landscaping companies that we used last year. Both had no price increases. The Board approved the bids so we will be keeping the same companies again this year.
 - Paul to have his guys work on rock wall maintenance.
 - Sara brought up lights that need to be fixed. Paul to have electrician look at them to see if & why they are shorting out.
 - Set date for Spring walk thru the property for Thursday May 7th at 5:15PM.
 - Need to look at paint, how Hardie board is holding up & soffits.
 - Look at any roof and gutter issues at that time.
 - Paul to work on bids for roof replacement this summer from Mike and others.

- Old Business
 - C2 has agreed to pay ½ of legal for the contract that was written up for them regarding their gas heat. They will sign the contract and get it back to VMC.
 - The renovations at E3 were discussed, specifically his request to put an air conditioning condenser unit outside on his deck. The Board has already informed him that the unit could not go on his roof. The Board feels they need to research this request more to determine how it will affect the other owners in the building. Heather, Will & Sara to reach out to the other E building owners. The Board has asked Paul to look into hiring someone with HVAC &/or mechanical engineering background to advise the Board on options for owners wanting to put in AC units. Heather to let E3 owner know that we are deliberating, but that the deck is not going to be allowed but possibly in the carport.
 - The Board needs to determine how to address the concerns of one owner regarding her displeasure with the “tenants not allowed to have dogs” issue. Steve suggests having a special meeting in June to vote on the “rule” before the annual meeting. Heather to forward email sent to Steve to the rest of the Board.

- New Business
 - The MC HOA Annual meeting has been set for Saturday August 1st 2015, at 10:00AM. The TOV council chambers has been reserved.

- The next Board meeting will be Thursday April 23rd at 4:30PM to discuss E3 & “tenants with dogs” issue.

- Meeting adjourned at 6:00PM