

**Meadow Creek Homeowners Association
Annual Meeting Minutes
August 6, 2016
Town of Vail Council Chambers
10 a.m.**

PRESENT

Sara Newsam
Ellen McDermoot
Heather Price
Larry Sherberg
James Gregory
Karen Gregory
William Davis
William Silvers
Domini Zopf
Madeline Brand
Mary Quartin
Will Lewis

PROXIES

C4 Meyer to C3 Price
C5 Legoza to C3 Price
E3 Rubin to M4 Mary Quartin
E4 Danner to E2 Gregory
F6 to Board President
H2 Gildea to H4 Donna Stever
H3 to H4 Donna Stever
H4 Dye/Stever to M2 Domini Zopf
K2 Osborne to C3 Price
K4 Strong to Board President
M1 Murray to M2 Domini Zopf

Vail Management Company
Steve MacDonald
Drew Shatto

Call to Order

The meeting was called to order by Heather Price. Steve Macdonald and Drew Shatto verified that there were enough homeowners and proxies present to have a quorum.

Review of Minutes of Last Year's Annual Meeting

Motion by Larry to approve the minutes with changes, Sara seconded the motion. Approved with the following change - Diane Livingston replaced by Domini Zopf as board member.

Board Report

Vail management did a spring walk through. Minor painting and stucco work is to be completed.

Ellen McDermoot said there was exposed wood at grade on the side of her property. Board and management will review this.

Review of Financials

There has been an increase in dues in the amount of \$20 per quarter. Larry made the motion to approve the 16/17 budget, Mary seconded the motion, all in favor.

There was a request for a pay online option for dues. VMC to investigate cost of implementing online payment options.

The association insurance is a bare walls policy. This means an owner is responsible for everything from the drywall in.

The decks are a limited common element. This means an owner is responsible for the cost for deck repairs or replacement. The association is power washing the underside of decks to help remove peeling paint.

Carports – H1 and H2 have been notified to clean up their carports. This will be followed up on.

The minutes, once reviewed by the board, will be emailed to all owners.

Old Business

Drainage – The board and Vail Management have done asphalt work at unit M3 to help with negative drainage. Board and management will review this with the owner after the annual meeting.

Individual owners have been chipping ice in front of their units. Owners may arrange with a third party to have this done on their behalf. It is the goal of owners and the board to create a safe environment.

New Business

Sign – The board plans to get a new sign to match the colors of the building. This will need to go through the design review board for approval.

There was a request for an additional recycling bin on the southside of the building F.

Election of Board of Directors

There was a motion to nominate Barry Davis to the board of directors. Larry Sherberg agreed to step down. The new board was approved by consent of all the owners. The board will be Heather Price, Will Lewis, Sara Newsam, Domini Zopf and Barry Davis.

Adjournment

Larry motions to adjourn at 11:35 am.