

Meadow Creek Condominium Association
Annual Owners Meeting
August 1, 2015
10:00 a.m.

Present: Sara Newsam
Heather Price
Steve Meyer
Larry Sherberg
Kathryn Hook
Dr. James & Karen Gregory
Fred and Abby Danner
S. Nunnenmacher
Alane Lumpkin
Heather Skahan
William Silvers
Ron & Myrna Strong
Domini
Mary & Stephen Quartin
Will Lewis
Dave D' Hulster Units B-6, K-1, L-3 and B3

Steve MacDonald, Cheryl Senser – Vail Management

Proxies: Dushane-McDermott to Price
H3 to Price
Osborn to Price
Murray to Lewis
Singer to Lewis
Michel to Newsom
L2 to Newsom
Stever to Zopf
Rubin to Quartin
Brand to Quartin
Piergeorge to D'Hulster

- Call to Order and Roll Call – It was decided that a quorum was present
- Review of Minutes of Last year's Annual Meeting – The homeowners present unanimously approved last year's Annual Meeting minutes
- Board Report – Heather Price reported that it had been a good year. No major issues were reported. Property values are beginning to increase. New recycling bins were put on the property. They are located by D building and H building.

The Board has decided to increase service to the recycling bins from one time per week to two times per week. Heather reminded homeowners that if they would like to do a remodel to their unit, a form must be submitted to the Board for approval prior to work beginning. Homeowners were reminded that per the new Rules & Regs implemented last year, tenants are not allowed pets. The roof replacement project is going well. This year, the K building roof will be replaced. The board is looking into bids for the peeling underneath the decks. They are also looking into getting a new sign.

- Review of Financials – There is \$220,000 in checking and savings as of May 31, 2015. The budget vs actual expenses tracked well. The proposed 2015-2016 budget calls for a 1.5% increase. The proposed dues per owner would be \$1,070.61. Some items were readjusted in the budget line items. Domini Zopf moved to approve the 2015- 2016 budget as presented. Abbey Danner seconded the motion. All were in favor.

The Board again reminded owners about the policy regarding delinquent accounts at Meadow Creek. At the direction of the Board, Vail Management will contact owners who are two quarters in arrears to let them know that they must become current by end of the third quarter to avoid immediate lien and foreclosure on their property. Interest at 18% per annum is charged on all account 30 days past due.

- Insurance – The Association insurance policy is a “bare walls” policy and homeowners are responsible for all items from the drywall in on the interior of their units. Owners can check with Scott C. Mayor of Neil-Garing Insurance Company to make sure that their policy and the Associations policy match up.
- Rules & Regs – The Rules & Regulations that were revised last year were included in the packet for homeowners.
- Complaint and Concern Log – Vail Management walks through the property and fills out the compliance log and reviews this information with the Board. The board has a monitoring system for owner problems and the Board reviews this information also on a monthly basis. Owners with concerns should email these to manager@vailmanagement.com. They are then logged in for the Board to review and give direction on.
- Website – Meadow Creek has a website that has important information (governing documents, homeowner’s list, minutes, etc) that may be useful to homeowners. If you do not, or cannot remember, your username and password, please contact Vail Management at (970)476-4262 or email Greg at greg@vailmanagement.com.
- All owners are reminded that e-mail is the preferred way to communicate. If Vail Management does not have your e-mail please let them know so that all information can be distributed in a timely manner.

- Old Business –
 - Owners are reminded that any remodel work that you may like to do should be submitted to VMC and the Board. Request for Remodel forms can be requested by emailing manager@vailmanagement.com.
 - VMC and the Board are looking into ways to improve the Request for Remodel form. Owner input on this is appreciated.

- New Business –
 - New Projects – The Board will be looking at various new projects to improve Meadow Creek. These projects include a new sign, reviewing the landscaping, drainage on the East side of building E, and evaluating the gutters and downspouts at building H.
 - Pets and Tenants – Homeowners were reminded that per the Rules and Regulations, tenants are not allowed to have pets unless they were grandfathered in before August 9, 2014. Dogs at Meadow Creek are to be kept on a leash when moving around the property.
 - Recycling – The Board will continue to look into ways to improve on the new recycle bins at Meadow Creek.
- Election of Board of Directors – The homeowners present unanimously approved the same slate of Board Members.
 - Heather Price
 - Sara Newsam
 - Larry Sherberg
 - Domini Zopf
 - Will Lewis

- The meeting was adjourned at 11:46 a.m.