

**Meadow Creek Homeowners Association
Annual Meeting Minutes
August 10th, 2019
Town of Vail Council Chambers
10 a.m.**

Board Present:

Heather Price
Sara Newsam

Will Lewis
Dona Stever

Owners Present:

Patrick & Beth McCrann (A1)
Kathryn Hook (D3)
Sarah Akeroyd (E5)
James Dye (H4)
Ronald & Myrna Strong (K4)
Rich & Debra Duke (F4)
Otey Lumpkin (F1)
Mary & Stephen Quartin (M4)

Proxies:

Hughes (H1) to Otey Lumpkin
Pfister (L2) to Sara Newsam
Coventry (H3) to Dona Stever
Gilden (H2) to Dona Stever
McDermoot (C1) to Heather Price
Murray (M1) to President
Meyer (C4) to Heather Price
Osborn (K2) to Heather Price
Zopf (M2) to Heather Price

Management Present:

Steve MacDonald
Abel Vega

Call to Order at 10:14AM

Steve MacDonald of Vail Management called roll and the result was a Quorum was declared

Review of Minutes of 2018 Annual Meeting Minutes

Mary motioned to approve the minutes with the discussed changes. Sarah seconded. All were in favor.

Board Report

Heather spoke stating that this year's big snow year caused damage around the property. There were issues with the snow plowing company who has come back to the property to make repairs. The board is aware and is looking into these issues. There are many new owners and the board would like to be sure owners are aware that association information is available online and through VMC. B-building roof was replaced this year. The remodel is 10 years removed and issues are being addressed. Landscaping has been good this summer. Deck work is still to come.

Review of Financials

Steve MacDonald went over the financials. The association has a total of \$194,809.59 in total cash. The Accounts Receivables are down to \$22,227.21 with delinquent owners behind by just the current quarter. The Capital Improvement Reserve is at a total of \$172,064.82. Snow plowing and landscaping was over budget due to the large snow year. Increases have been made in snow plowing, water & sewer,

management fee and insurance for total dues increase of 2.9% for 2019/2020. Beth motioned to approve the budget. Mary seconded. All were in favor.

Old Business

Insurance

Vail Management Company included the HOA's insurance policy in the packet. Steve discussed that due to fires in California and floods in other areas of the country, insurance rates have gone up and will continue to increase in the future. Please use the coverage summary to see what individual homeowners' insurance is needed to avoid any gaps in coverage.

Who to Call

Abel went over how to contact VMC for all after hour emergencies. The Property Manager's email manager@vailmanagement.com is preferred so that concerns are better detailed.

New Business

Board Walk-Thru Review

Heather spoke to the owners to remind them of the Rules & Regulations and to be sure to share this information with any tenants or guests. All association information is available online. Owners will be reprimanded for any rule violations associated with their unit. The association has also been fined for trash being found in the recycling bins. Owners are encouraged to use the large recycling bin behind the Town of Vail Council Chambers for larger items. Absolutely no trash or recycling is permitted to be left outside of the provided trash dumpsters and recycling bins.

Engineer Review of Decks required by Insurance

The association insurance provider sent a letter stating an inspection of all decks is mandatory. The board has engaged an engineer to begin walking the property starting with A-building. The engineer has since found issues with the build quality of the decks. The board intends to contract for the mandatory repairs and pass the cost to the owners as the decks are considered limited common elements. The association will pay for the study and the construction will be the responsibility of the owners. The estimated start time for any considered work would be after the upcoming winter. The board would like owners to know that it will take time to understand the full depth of the project. The board and VMC will keep owners informed when more information is received.

Drainage Engineer Report & Discussion

There continues to be issues caused by ice damming and water drainage. Two separate engineers have assessed the issues. No work is planned as the board is still in the exploratory stage and reviewing options. The board is aware of the issues and are researching solutions such as increased snow removal to help keep problem areas to a minimum. Due to the pending deck issues, the board has tabled further action and will look to use less expensive solutions to help minimize further problems.

Remodels

The board has asked owners to please use the Design & Improvement Form available on the website and return the completed form to VMC before construction.

Fire Notices

The Town of Vail had sent Fire Notices to all owners showing an evaluation of the property. MC did well in the evaluation besides for a couple problem trees that have been identified around the property. The board and VMC will look to address these trees.

Financials

Debra Duke made a motion to password protect the association minutes, financials, and owner lists on the website. Sara seconded. All were in favor.

Election of Board of Directors

Ron motioned to elect Otey Lumpkin as a board member. Sarah seconded. All were in favor of the following slate of board members.

Heather Price – President

Will Lewis – Vice President

Sara Newsam – Secretary

Otey Lumpkin - Treasurer

Dona Stever – Member at Large

Adjournment

Heather motions to adjourn at 12:33 pm.