

**Meadow Creek Homeowners Association  
Board Meeting Minutes  
Monday, July 11<sup>th</sup>, 2022  
Teleconference  
4:30p.m.**

**Board Members Present:**

Heather Price  
Sara Newsam  
Dona Stever  
Janet Robinson  
Will Lewis

**Management Present:**

Abel Vega  
Mac Garnsey  
Steve MacDonald  
Matt Debus

**Heather Price called the meeting to order at 4:39PM**

**Approval of Last Meeting Minutes**

Dona Stever moved to approve the May 9<sup>th</sup>, 2022, meeting minutes. Sara Newsam second. Will abstained from voting. The motion passed.

**Review of Financials**

Mac Garnsey included a summary of the financials which included a proposed 2023 budget in the meeting packet provided to the Board. For the quarter ending June 30<sup>th</sup>, 2022, the association is showing a total budget deficit of \$1,736. Meadow Creek reserves currently have a balance of \$188,307. Capital expenditures of \$60,274 for the year are primarily made up of asphalt maintenance, roof leak inspection, gutter repair, and all expenses tied to the leak in unit G4. There is also a total of \$230,614 of cash in the bank with over \$43,876 in owner prepaid dues. Sara Newsam moved to approve the proposed 2023 Budget as proposed in the meeting's packet. Dona Stever second. All were in favor.

**Maintenance**

**Exterior Painting Bid**

Heather Price stated painting needs to be done this year.

**Carport Roof & Exterior Painting Bids**

Matt Debus stated the carport roof replacement project should be done before painting and roofers are available to start work now. This would be for all north facing units which includes A, F, H, M, G & J. Steve MacDonald stated south facing roof lines area expected to last much longer. Matt Debus recommends Quality Roofing as they have the most experience with the association's roofs. For painting, Steve MacDonald asked the Board to decide on the scope of work for painting to get exact bids. Heather Price does not want

metal chimney caps that were not painted to be painted but does want the flashing to be painted. Doors will also be painted if they were not painted recently or do not match the correct color, owners will be billed directly for door painting if needed for their unit.

Heather Price moved to split the carport roof and exterior building painting over the course of multiple years with doing North facing buildings A, F, H, M, G & J carport roofs in 2022. The special assessment of \$1,500.00 per unit in 2022 will also be extended to 2023 to complete all north facing buildings along with an additional assessment of \$3,625.00 per unit done in 2023. Dona Stever second. All were in favor.

### **Old/New Business**

#### **A/B/C-bldg Dumpster**

Sara Newsam stated she spoke with the trash truck driver the morning of the meeting. The Board would like to consider a smaller dumpster.

#### **E1 Interior Remodel**

Abel Vega stated the owner of E1 has not responded to emails requesting information concerning their remodel. Matt Debus spoke with the Town of Vail, and they stated there is nothing structural being done and just finishes. VMC has not received any permit information concerning this project. Heather Price stated she will contact the owner directly for information and will inform the Board of what she finds.

**Next meeting will be held on August 20<sup>th</sup>, 2022.**

**Heather Price moved to adjourn the meeting. Dona Stever Second. Meeting adjourned at 6:21pm.**