

**Meadow Creek Homeowners Association
Board Meeting Minutes
Monday, May 1st, 2023
Zoom Teleconference
4:30p.m.**

Board Members Present:

Heather Price
Sara Newsam
Dona Stever
Janet Robinson
Will Lewis

Owners Present:

Jerry Adams

Management Present:

Abel Vega
Melissa Vent

Heather Price called the meeting to order at 4:33PM

Approval of Last Meeting Minutes

Heather Price moved to approve the last meeting minutes. Will Lewis second. All were in favor.

Review of Financials

Abel Vega stated the association is currently \$50,000.00 over budget due to snow removal that will require a special assessment totaling approximately \$781.25 per unit. Utilities such as water had increases due to usage and potential running toilets. Overall, the association is expected to be under budget by year end. The Board discussed trash usage and potentially lowering pickups to once per week. The trash pickup will stay at two times per week for the time being. Abel Vega stated Mac Garnsey included a proposed 2024 budget for the Board to review and approve. Heather Price and Dona Stever stated they would like to have a work session on June 5th at 4:30pm to discuss the 2024 budget further.

Maintenance

Spring Walk Through

Abel Vega asked for a date for the spring walk through. The Board settled on May 25th at 4pm.

Northside of Kinnickinnick Rd. Painting Project

Abel Vega stated the current start date can be as early as June 1st. Will Lewis asked that the owners be updated on what to expect. Abel Vega stated there is still some work on the Southside of Kinnickinnick Rd. to be done including the G-building. Jerry Adams stated that he will send pictures of areas he deems an issue.

Roofs

Heather Price stated that there were two roof leaks this winter, one in the B-building and the other in the C-building. Heather Price stated there are specific units on specific buildings that will have issues where ice dams on the chimneys causing leaks down the chimney wall. The Board and VMC will discuss this issue as well as other outstanding issues during the spring walk through.

Old/New Business

Parking Violations & Signage

Abel Vega stated there has been an increase in parking violations this winter and stated that VMC is looking into the options of a booting company to deal with problem vehicles. Abel Vega asked the Board to please continue to send details to VMC of any problem vehicles they are made aware of or see on property.

Short-Term Rentals

Jerry Adams stated that he is having noise transfer issues with a neighboring property as they do not have carpet on the stairs. Sara Newsam reminded everyone that owners can issue complaints about short-term rental units through the Town of Vail. Sara Newsam recommended that a reminder be sent to owners each season and that this information also be shared at the Annual meeting. Will Lewis stated approximately a third of the community has a short-term rental license with the Town of Vail. Will Lewis stated the association has some power to regulate short-term rental units with relations to noise and rules violations, but complaints about short-term rental units should be sent to the Town of Vail who govern short-term rental licenses. The Town of Vail Short-Term Rental Complaint line is 970-479-2135. Abel Vega stated that the rules for the association need to be consistent for all residents and the association cannot single out any particular group(s) with rules that are implemented. Janet Robinson recommended sound proofing the unit which is something she had done in her own personal unit and is something that helped her with noise transfer. Janet Robinson stated she would share soundproofing information with Jerry Adams after the meeting.

Carports

Abel Vega spoke to the carports stating that a lot of emphasis has been put towards parking violations and now carports need to be addressed. Carports will be inspected during the spring walk through and VMC will send a notice to all owners letting them know that carports will be an area of focus this summer. Heather Price recommends sharing the rules with owners more often and wants to include the short-term rules for the annual meeting.

Next meeting will be held on July 10th, 2023.

Heather Price moved to adjourn the meeting. Will Lewis Second. Meeting adjourned at 5:45pm.