

**Meadow Creek Homeowners Association  
Board Meeting Minutes  
Monday, February 2nd, 2026  
Zoom Teleconference  
4:30p.m.**

**Board Members Present:**

Dona Stever  
Heather Price  
Julie Schwedt  
Will Lewis

**Management Present:**

Abel Vega  
Mac Garnsey  
Melinda Wilson  
Steve MacDonald

**Heather Price called the meeting to order at 4:35PM**

**Approval of the Last Meeting Minutes**

Will Lewis moved to approve of the 11.03.25 meeting minutes. Dona Stever second. All were in favor.

**Review of Financials**

Melinda Wilson presented the financials for the second quarter of Fiscal 2026. Meadow Creek shows a cash balance of \$171,000 and a operating budget surplus of over \$7,000. Melinda Wilson explained the balance sheet and budget versus actuals, noting that General Admin costs are slightly over budget, seeing savings in Repairs & Maintenance expenses, Utility costs are currently in line with the budget, and Trash Removal appeared high due to timing of bills, but would come in line as the year progressed due to a new agreement. The Board also discussed insurance coverage for the fiscal year, which is set to renew in June or July. Insurance bids are typically received very close to the renewal date, and the Board normally commits to a budget before seeing the renewal rates. VMC noted that CAU, their current insurance provider, has been more thorough with site visits recently, though no inspection of Meadow Creek was reported in the past year.

**Maintenance**

**C3 Carport Roof Repair**

Abel Vega reported on the C3 carport roof repair, which cost \$4,265 to address water damage and leaks. Turner Morris discovered the issue while cleaning gutters and found a soft spot in the carport roof. VMC gave permission for Turner Morris to inspect further who found that the waterproofing underlayment, plywood and 2"x4" supports were compromised. Turner Morris repaired all damaged supports, plywood, underlayment and shingles in their work.

**B1/B2 Soffit Repair**

Abel Vega informed the Board of a piece of plywood that fell off a soffit on the backside of B1/B2. VMC informed Turner Morris and they are currently investigating and repairing the issue.

## **Old & New Business**

### **Trash Agreement & Side Loading Dumpsters**

Abel Vega discussed VMC put the trash removal contract out to bid with Vail Valley Trash. The existing trash removal company, Apex Waste, was willing to match Vail Valley Trash's proposal with also waiving the cost to convert three top loading dumpsters to side loading dumpsters. The Board should see savings the budget for this service by year end.

### **Gutters Adjustments Follow Up**

Will Lewis and VMC discussed the status of recent gutter adjustments, noting reduced noise and fewer icicles this year due to low snowfall. The Board and management will continue to monitor the gutters when additional snowfall is received.

### **Paint Touchups & Owner Communication**

Abel Vega revisited the need for paint touch-ups, informing the Board that now would be an ideal time to inform the owners by asking them to note areas of concern. The Board agreed to send out communications to owners about paint touch-ups, particularly for areas affected by ice damming.

### **Lighting Behind B-building**

The Board and management discussed adding solar-powered lighting to the back of Building B, with Abel Vega suggesting a lantern-style design to match existing lighting in the complex and agreed to explore this option further.

### **G1 Crawlspace**

Abel Vega informed the Board that during a remodel in G2, the contractors and owner noted potential moisture in G1's crawlspace. VMC will inspect G1's crawlspace to determine if any form of work or mediation is required and report back to the Board.

**Next meeting is to be held on May 4th, 2026.**

**Heather Price moved to adjourn the meeting. Will Lewis Second. The meeting adjourned at 5:02pm.**