

**Meadow Creek Homeowners Association
Board Meeting Minutes
Monday, May 18th, 2026
Zoom Teleconference
4:30p.m.**

Board Members Present:

Dona Stever
Heather Price
Julie Schwedt
Will Lewis
Sara Newsam

Management Present:

Abel Vega
Mac Garnsey
Melinda Wilson
Steve MacDonald

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

Approval of the Last Meeting Minutes

Done Stever moved to approve of the 2.02.26 meeting minutes. Will Lewis second. All were in favor.

Review of Financials

Melinda Wilson presented the financials for the third quarter of Fiscal 2026. Meadow Creek shows a cash balance of \$215,413 and an operating budget surplus of \$29,120 largely due to savings in snow removal and water/sewer costs. The insurance costs were discussed, showing a 7% increase for the upcoming renewal on June 30th, which was lower than the proposed 9% increase.

2027 Budget Review & Approval

Melinda Wilson presented the proposed 2027 budget which reflects a 2.8% increase in dues year over year at roughly \$43 per unit per quarter, and a 3% increase in reserve contributions to stay in line with material and labor increases. Additional adjustments discussed included a 9% increase in insurance costs, a 3% increase in the management fee, and a \$2,000 increase in lawn care to align with actual expenses. The team also noted a decrease in trash removal costs due to a renegotiated contract and discussed water and sewer expenses, acknowledging potential future impacts from Eagle River Water's new tiered pricing structure. Heather Price motioned to approve the 2027 proposed budget as presented. Done Stever second the motion. All were in favor.

2027 Insurance Policy Renewal

The insurance costs were discussed, showing a 7% increase for the upcoming renewal on June 30th, which was lower than the proposed 9% increase. The Board unanimously agreed that contractors working onsite need to provide a Certificate of Insurance and the owners

need to be reminded of the remodel guidelines. The Board will review the remodel guidelines and ensure it is current. Heather Price motioned to approve of the 2027 insurance renewal proposal package. Sara Newsam second the motion. All were in favor.

Maintenance

C3 & E1 Carport Roof Repair

Abel Vega reported that two south-facing carports (C3 and E1) required repairs due to compromised plywood and rusted nails allowing water intrusion, with estimates ranging from \$5,000-\$11,000 per roof. The Board agreed to schedule a spring walkthrough to assess all carports and obtain additional bids from contractors other than Turner Morris.

G1 & G2 Crawlspace Repairs

The Board discussed G2's request for reimbursement of \$17,000 in mold remediation costs, noting that proper procedures were not followed and questioning whether the issue should have been addressed by the previous owner during the inspection process. The Board discussed a water damage issue in unit G1 where Abel Vega reported finding 3 inches of standing water and requiring significant drywall repairs costing approximately \$6,000. The Board agreed that since the issue should have been identified during the inspection process before the current owners purchased the unit, the association should not be responsible for the repair costs. Vail Management will respond to the owners explaining the board's position and request additional information about why they believe the association should pay for the repairs.

Old & New Business

Paint Touchups & Owner Communication

Abel Vega reported on paint touch-ups needed for building exteriors, particularly around carports where ice damming damage was identified at multiple units. The team discussed whether MidValley Paint, the original contractor, should handle both paint touch-ups and repairs, with Abel Vega noting that MidValley might not handle carpentry repairs. The group agreed to assess the extent of damage during an upcoming walkthrough to determine whether to use MidValley for paint touch-ups only or seek additional contractors for more extensive repairs. The team discussed repair needs for building decks, with Abel Vega reporting that 16-17 people responded about damage including paint touch-ups where gutters meet walls and 3 people with broken hardy boards. The Board clarified that deck joists should not be painted due to snow accumulation and melting, and instead were power washed to remove peeling paint during the 2022 exterior painting project. The group agreed to focus on identified issues during their walkthrough and provide recommendations to owners about additional work that would be at the owners' expense.

Spring Walk Through

The spring walkthrough has been scheduled for May 27th at 4:30pm.

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

Heather Price moved to adjourn the meeting. Will Lewis Second. The meeting adjourned at 6:05pm.