

**MEADOWS ON THE PARKWAY
MINUTES OF BOARD OF DIRECTORS MEETING**

Meadows Clubhouse, Boulder Colorado
January 28, 2020

- I. Call to order and establishment of quorum: 6:30pm
Board present: Gregory Menvielle, Claire Seger, Tom LeMire, Brad Seng
Hudson present: Kay Jones
Homeowners present: Christina Aguilera, Tim Bailey, Coleen & Rick Hauffman, Amy Hauffman, Maryl Swick

- II. Homeowner's Open Forum
 - 540 #6: homeowner reports that campers have returned to the area by the utility box. A No Trespassing sign has been erected, lower branches of juniper trees removed and large rocks placed in the area. **Additional pruning will be performed.**
 - 530 #92: Homeowner water leak into unit #80 below, violation for not clearing snow from balcony. Homeowner would like to have deck resurfaced, as original resurfacing is showing cracks (8 decks scheduled for 2020). **Hudson Company to contact Original Coatings and have them inspect the deck at #92 and provide recommendations for appropriate course of action. Additionally, Hudson Company to follow-up with John Lang on a report dated June 24, 2003 which was submitted to him from WJE engineers and architects.**
 - 530 #80: Homeowner requests that Board address issues caused by frozen gutters and downspouts, or water intrusion due to ice damming.

- III. Approval of November minutes **Approved**

- IV. December Financial Statement review
 - 560 Mohawk continues to be flagged with continuous usage, although water bill is not excessive. Will post notices to residents to check for running toilets, leaky faucets. **Claire Seger #32 volunteered to contact neighbors (homeowners and renters) directly adjacent to trouble-shoot sounds that might be toilet fill sounds; #33, #44, #26**

- V. Manager's Report
 - A. Change snow removal company from Great Western to Torii Landscaping, due to original company's failure to provide service during Thanksgiving blizzard.
 - B. Limited Amendment to the Declarations has been notarized, and recorded.
 - C. Ice damming in December caused roof repairs to be necessary at 530 #90 and 540 #18. Completed by B&M Roofing. Homeowners have been advised to contact their homeowner insurance carrier for interior repairs.
 - D. 2020 Parking Leases- 12 renewals and 3 new. Income received \$4,995 will help offset the cost of community EcoPass for using the bus instead of personal vehicles.
 - E. Highland Maintenance work list:

- Reported that small holes for hanging decorative items on patios/balconies was not a concern; most would be protected by the roof or balcony above. The stucco can be as much as 1" thick before penetrating the inside wall, and it's very difficult for homeowners to successfully drill very far into the stucco.
- F. No Overnight Parking sign for clubhouse: **Board chose design.**

VI. New Business

- A. Review of Bylaws: Bylaws may be amended by a vote of a majority of a quorum of the Board of Directors at a regular or special meeting. Board to review current bylaws and send requested changes to the attorney to create an amendment. **Board members to review current bylaws and share any needed changes with other board members and Hudson. Proposed changes to be reviewed at next board meeting in February.**
- B. Retirement of Ster Dubberly, Plan for 2020 Landscape committee
New Committee Chair needed to oversee the volunteers, approve purchases, provide direction and oversight, and report to the Board.
Homeowners need to be made aware that no landscaping work can be done without the approval of the Committee Chair. **Claire Seger has agreed to act as chair for this committee.**
- C. Davey Tree: Assessment of the health and viability of community trees, recommendations. This assessment was done as part of normal service, and was not accompanied. Board can review recommendations, and another walk through scheduled in the spring. **Contract approved for annual tree, plant and shrub health care as well as tree and juniper pruning.**
- D. Estimate from McBride Lighting for dark skies compliant pendant lights was received. Before ordering new fixtures, Board was going to see if experimental painting/taping of the wall sconces would eliminate any light diffusing outward. If this has not proved effective, more replacement fixtures need to be looked at. **Board approved the use of taping inside wall sconces to be dark skies compliant.**

VII. Old Business

- A. Handrail installed at 560 #25 & #26. To be painted next week.
- ~~B.~~ Board reviewed original evaluation of decks to be resurfaced, and list of decks completed. Decks to be addressed in 2020 are 530 Mohawk 85 & 90; 550 Mohawk 55,63,64; 560 Mohawk 38,45,46. **530 #92 is on list to be inspected/evaluated by Original Decks, and then resurfaced if Marek at Original Decks deems it in need of resurfacing.**
- C. Hudson Management discuss functionality and age of current sprinkler system with Ster Dubberly and with Torii Landscaping. Will determine needs for repair/replacement, and solicit proposals. Other agenda items
- Violations:
- 550 #72: Dog waste (homeowner disputes violation)
 - 510 #51: Pet noise disturbance
 - 560 #46: Failure to remove snow
 - 530 #92: Failure to remove snow
 - 550 #49: Balcony storage

550 #57: Balcony storage

560 #30: Balcony storage

560 #45: Balcony storage

540 #6: Common Areas

550 #62: Window coverings

IX. Adjournment – 9:33pm

Next meeting: Tuesday, February 25, 2020 6:30 pm