

Meadowbrook Heights HOA Executive Board Meeting
Date 10/05/2021

2021 Members: Robbie Popp (President), Mark Lindeman (Vice-President), Julie Evans (Treasurer), Kelli Cheatham (Secretary), John Meyer (Member-at-large)

Present: Robbie Popp, Mark Lindeman, Julie Evans, Kelli Cheatham

Time	Topic	Member
Call to order 1913	Review and Approval of Prior Meeting Minutes <ul style="list-style-type: none">• Visiting Members: None• Approval: Kelli moved to approve the minutes, Mark seconded, unanimous approval of minutes.	
Follow Up Items from Prior Meeting		
	Law Firm:	Robbie
	<ol style="list-style-type: none">1. The Wilson Law Firm - Fort Collins, CO 970-372-2435<ol style="list-style-type: none">a. \$240 Per hour-no retainerb. Zachary Wilson, very informative and personable. Very knowledgeable, many years of HOA experience. Was HOA president for 8years in the past.2. Cody Balzer - Loveland, CO 970-203-1515<ol style="list-style-type: none">a. \$275hr.b. Enough HOA experience to be competent, but does not have many HOA clients, and would probably not be our 1st choice.3. The Hill Law Firm - Ft. Collins, CO 970-237-3835<ol style="list-style-type: none">a. \$280hr....\$290hr in courtb. They typically help 1-2 HOA clients per month. Brett has 20yrs experience with HOA dealings. Communicated with assistant Cole. They seem like a viable option.<ol style="list-style-type: none">i. e.g. Letters for past due accounts. Our purpose is more for updating covenants, removing bylaws that aren't in step with current state laws, and adding covenants required by current state laws.4. Altitude Community Law - Lakewood, CO (303) 432-9999<ol style="list-style-type: none">a. Retainer \$210/mo.b. Jim Schaefer HOA Pres. of Mariana Glen, this is the law firm they have used for the past 10+yrs. They have been happy with their services.c. They have a very informative Website with a ton of resources for HOA's.	

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- d. They serve 1,900 HOA's in Colorado.
 - e. David Closson's assistant Alexandria. David is based in Loveland. She will email the HOA an information packet and forward our info to David and he will contact Robbie with specifics on price and services offered.
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Phone Service:

- 1. Google Voice:
 - a. For Personal use: price ? possibly an app
 - b. For Business use: \$10 per mnth per line - up to 10 users
- 2. T-Mobile
 - a. Samsung Galaxy A11 32GB \$209 vs Flip phone with no smart features \$75-\$125
 - b. SIM Card \$10
 - c. Unlim. talk & text w/2.5GB data \$15 per month
 - d. Total \$235
 - e. Monthly \$15
 - f. No annual contract

. An annual contract would bind the next HOA board as well to maintain the monthly cost. A phone line is useful for emergent needs (tree falling, broken sprinkler head, etc.). A phone line is also useful for homeowners who are less technically inclined. Maintaining a phone number continues with previous HOA lines of communication. If we proceed with a phone line then a physical phone would require a phone rotation and a defined time frame for listening to voicemails.

Kelli will continue researching a non-physical option.

New agenda items

Julie Evans notified the board of a Title Status Request: the homeowner has a potentially non-compliant roof color and has past due accounts.

Mark Lindeman notified the board the city will turn off irrigation to the neighborhood on October 19th. Tom has been notified and will provide a date for blowing out the sprinklers in the greenbelt accordingly.

Newsletter:

Mariana Glen HOA newsletter - 'The Pipeline'

Bi-annual, something we can do?

This is a friendly way of communicating what is going on in the neighborhood and maintaining communication between the board and homeowners.

Suspicious Email? from Kenthiggins@hubspot.com

Email details a picture on the HOA website is a copyright infringement.

- Kelli will look into and if necessary delete the picture in question.

Covenant violations:

How do we address covenant violations. If in person contact, then Robbie suggested Board Members travel in groups of 2 for safety. Overall we don't want to be overbearing but want to treat each homeowner equally in all aspects. How can we be fair in contacting and enforcing covenant violations.

- Mark will research the covenant process for enforcing covenants.
- Board commits to thoroughly reading the covenants to better make decisions for updating and understanding covenant violations.

Letter to homeowners:

Include return envelope and stamp for survey. Also include the directions for finding our current HOA covenants.

Liability Insurance:

Per a review of HOA resources, Robbie noted, a suggestion for the board to have liability insurance.

- Robbie will ask a lawyer and review more information on the Altitude Community Law website.

Julie submitted for review the water bill and a new invoice from Rocky Mountain Tree Service.

- Julie will notify Linda Pfeiffer of the approval to pay invoices.

2109 Meeting adjourned.
