Meadowbrook Heights HOA - Approved

September 2024 Meeting Minutes - Sept. 12, 2024 / 7:00 PM Meeting / John Meyer’s house

**ATTENDEES**

Lisa Bicknell (president), John Meyer (vice president), Melissa Ehrlich (treasurer), Martin Meyer (secretary), Pete Bicknell (member at large). Meeting was called to order at 7:05 PM.

**Old Business**

1). Continued review of CCIOA status, and whether the Meadowbrook Heights HOA needs to comply with all regulations of this program. It was determined that our HOA does not have to comply with the full CCIOA requirements, due to our small size. This will simplify the Covenant update process. We still face the challenges to achieve the quorum required to update this document, and we are working on ideas to achieve this goal.

2). We have a new post box approved for use by the HOA for official communications. This new address has been filed with the Colorado Secretary of State office ($25 filing fee).

3). Roof Replacements required ARC committee approval (due to the hail event on July 20th), per our HOA Covenants (Article X, Section 4B). Not all of the HOA members have complied with this requirement, but a tour of the HOA members houses has not found any home that the Architectural committee has found “unacceptable”.

4) The Resource Central grant was lost, due to our HOA effort not being able to comply with the City of Loveland requirements that all mechanical work required to prepare the area along First Street must be done by a contractor that carries at least $1 million in Right-of-Way insurance. The HOA board attempted to locate required insurance to allow HOA members to be covered by an insurance plan that covered us performing the work (which was the basis for our submission for the grant), but could not find an insurance carrier willing to provide a short duration Right-of-Way policy.

Resource Central indicated that Meadowbrook Heights could apply again next year for the program, as they feel that this is a good project. M. Meyer will revise the project/proposal and search for an appropriately insured contractor to assist in the preparation work required to be ready for hydroseeding. This proposal and detailed estimate will be ready for the Annual meeting next May.

We did repair the sprinkler system along First Street in support of the execution process (~$800).

5) Architectural Review Update – no new requests in the last 30 days.

6) M. Meyer recommending looking for a new website host (GoDaddy is difficult to work with). The HOA board gave him permission to look at alternatives. No progress.

7) M. Ehrlich is looking at alternative/newer software to handle budgeting and accounting work. The HOA board is in support of evaluating alternatives

**New Business -**

M. Ehrlich generated a tax return for the HOA, and this document was reviewed by P. Bicknell. No correction were required and the document is ready to file with the appropriate agencies.

Meeting was adjourned at ~ 8:00 pm.

Next meeting will be held on October 10th, 7:00 pm, at John Meyer’s house.