

# Meadowbrook Heights HOA

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## Meeting Minutes

**Date:** September 4, 2025

**Time:** [7:03](#) PM

**Location:**

### Attendees:

- Lisa Bicknell, President
- John Meyer, Vice President
- Melissa Ehrlich, Treasurer
- Lindsay Schwarz, Secretary
- Guests: Martin Meyer (former board member), Dennis Rupert

### 1. Call to Order

The meeting was called to order at [7:03](#) PM.

### 2. Review of Previous Meeting

- Discussion on assessments and the cap of \$400 for annual assessments as per the Colorado Department of Regulatory Agencies.
- Clarification that the cap is annual, not monthly.

### 3. Financial Update

- Currently, there are 21 households with past due accounts, with two being significantly overdue.
- Discussion on sending mid-season billing reminders to residents.
- Proposal to place a lien on the property of a resident who is five years behind on payments. There has been a warning letter sent already.

### 4. Legal Considerations

- Need to consult an attorney regarding the process for placing liens and the implications of the new HOA laws.

- Discussion on the necessity of sending a warning letter to residents with overdue accounts before legal action is taken.

## **5. Landscaping and Maintenance**

- Discussion on tree limbs affecting the community fence and sidewalks.
- Consideration of a city audit for sprinkler efficiency and potential landscaping grants.
- Landscaper thinks that sprinkler heads may be defective.

## **6. Community Concerns**

- Addressed complaints regarding property maintenance and the need for clearer communication with residents.
- Discussion on the importance of maintaining community aesthetics and addressing concerns about rental properties.

## **7. Next Steps**

- Follow up with the attorney regarding legal matters and HOA compliance.
- CCIOA: Follow up with questions and more insight from them.
- Follow up with insurance to see what coverage is in place.
- Follow up on emails with residents' concerns.
- Schedule the next meeting and determine if it will be quarterly or monthly based on community needs.

## **8. Adjournment**

The meeting was adjourned at 8:00pm September 4, 2025

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