

**MEADOW LAKES MOUNTAIN ESTATES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING JULY 23, 2016 MINUTES – First Draft**

MEETING MATERIALS HAND DELIVERED BY THE SECRETARY OR MAILED VIA USPS TO THE MEMBERSHIP:

1. Agenda for 2016 annual meeting
2. Proxy
3. Absentee Ballot
4. Draft of Minutes from 2015 Annual Meeting
5. Building Committee Report
6. Roads Report
7. 2015-2016 Budget
8. 2016-2017 Draft Budget

CALL TO ORDER: The meeting was called to order by Toby Dunn, President, at 1:15 pm. Thirty-three members were present in person or by proxy, constituting a quorum.

WELCOME TO NEW MEMBERS: Toby acknowledged new owners, Tim & Colleen Dearborn, Lot 17. They have a long term tenant staying in their house. Also new owners of Lot 47: David & Deborah Wright & David & Linda Todd. David W. & Linda, who are brother & sister, along with their spouses intend to build soon. None of the new owners were present.

INTRODUCTIONS: All present introduced themselves & spoke briefly about what brought them here & their background, family &/or interests.

GUEST SPEAKER: The BOD invited the new water commissioner, Brian Sutton, to attend our annual meeting, but he was unable to make it.

MINUTES The minutes of the 2015 meeting were approved on a motion by Dan Daly and a second by Sam Cox with none opposed.

BUILDING COMMITTEE Dan Daly presented the Building Committee report as written. Owners of Lot 47 will be submitting Building application soon.

He reminded the membership that outside watering is not permitted under our augmentation plan, but we are now permitted under Colorado law to collect rainwater in (2) 55 gal. barrels.

Discussion about where to obtain barrels included used barrels from a transmission shop for \$5 in town & check internet or newspaper. Hugh commented that they need to have sealed lids. Placement of the barrels within the neighborhood may need approval from the building committee. If they are visible, they may need screening.

Augmentation permits may be available from the State if you wish to water outside using your well water. Your lot would need to be on the correct side of the Blue Line which dissects the neighborhood. Augmentation permit fees now cost over \$3500/one time fee, and require an additional annual renewal amount.

Meadow Lakes Mountain Estates Property Owners Association

Building Committee

2015-2016 Annual Report

July 23, 2016

The Building Committee approved three improvement applications received this year.

In September, the Committee approved:

Sam Cox and Jean Goodwin (Lot 21) applied for approval to install gutters, downspouts and snow stops on their home. The work has been completed.

In May, the Committee approved:

The Feuersteins (Lot 2) applied for approval to re-stain their home with a color change. The work will take place in June through August.

In June, the Committee approved:

Milo Johnson (Lot 41) applied to reduce in size and re-deck his existing redwood deck with a composite decking material. The work is progressing.

The Committee currently has no improvement application pending. We anticipate receiving an application for construction of a new home on Lot 47.

In August the collection of rooftop rainwater in barrels becomes legal in Colorado. Under the law property owners associations have the right to approve reasonable placement and appropriate screening of the barrels. If you intend to install such barrels for rainwater collection, please submit an improvement application to the Building Committee to receive approval in advance.

Respectfully submitted,

Dan Daly, Chair

Jamie Page, Member

Rebecca Hitchcock, Member

Alex O'Brien, Alternate Member

Kris Galyean, Alternate Member

ROADS John O'Brien presented the Road report, below. We are just finishing the first year of our five year plan.

Also discussed were several issues on or near the Subdivision roads:

1. Sam asked about an old, exposed wire in the road near Lot 21. It's suspected to be an unused phone line, but John suggested to call 811 or 800-922-1987 (for ALL Locate Requests) to get the proper entity to ensure the line is not hot.
2. Sally asked if anything can be done about the awful bump on the right lane of Mountain View drive, just after the hairpin turn. John said the road crew is aware of it & it's caused by tires spinning as they accelerate to climb the hill. He suggested making a wider turn if oncoming cars are not a factor.
3. Sally voiced a need for a snow fence on Morrison Creek Circle where it intersects with Mountain View Road. John acknowledged that area tends to catch snow drifts, but there are other factors, which should be addressed first, such as some trees & Franklin's fence that need to be moved back from the roadway to improve that corner.
4. Kay just wanted to be sure that a wet hole on Twin Kopie, near Lot 5 was on the Road committee's radar. John is working on lowering the driveway to encourage water to flow off the road.
5. Judy P. mentioned she likes to see the water flow along Mountain View Rd. & the grass is high. Franklin maintains the ditch & doesn't mind if the weeds are cut back, but please do not put grass clippings, brush or debris in the ditch as it interferes with the drainage pipe. Weeds along the road is not part of our road maintenance program.

2015-16 MLMEPOA Road Report

Roadwork: This season the focus was on improving the main access, Mountain View Dr. The road section between the Rt. 24 access and Overlook was graded and base material installed in selected areas also the entrance to Morrison Creek Circle was graded. The cost of this work is expected to be within budget.

This summer and fall we will continue to improve the main access road and regrade all the side roadways.

Snow removal: After a relatively mild winter we were surprised with some late spring snow. The total snow removal costs is expected to be on budget.

Roadwork – 5 year plan: Our plan for the roads over the next five years is to improve the main access to the community from Hwy. 24 up Mountain View to the intersection of Lakeview Dr. We will shape and grade the main access road, install gravel where necessary and road base. This will improve access to all the side roads that will be maintained during this period of time using grading only.

WAUPACA DAM COMMITTEE ANNUAL REPORT The following report was presented by Dan Daly. There is currently no chairman for this committee.

We are continuing to comply with State water agencies. Approval came in the Spring of 2016 to install a flume to measure the flows of McFadden Creek. It's not feasible to install it when the creek is flowing, so it will be installed prior to next Spring.

We need all homeowners to report their water usage twice a year. This accurate reporting has helped the POA tremendously since our actual usage is so much less than our allotted usage. Toby posts the water reading on our website & the water commissioner can access it at any time.

Sam asked about the cost of the flume & measuring device, which will be between \$4000-\$6000. We have the funds set aside already. Joyce asked about the cost distribution note from the 2015 Annual meeting minutes to bill Palpant & MVR for a portion of flume & measuring device related costs. The Board's decision is to follow through with the items that the State has requested, to protect our Augmentation plan & to ensure we will continue to use our well water within our homes. The consequences of not complying are very great.

About 5 years ago, the state of Colorado lost a lawsuit with the State of Kansas over water. Since then, water agencies have been cracking down on unlawful water use. Several lakes in the area are at risk for drying up or have already been drained. The minimum estimate to go to water Court for a better solution may cost over \$50,000 & may result in a less favorable plan.

The board is working on a shared cost proposal of the flume & measuring device to the neighboring well permit owners, who are also required to report their percentage of the McFadden Creek flow, once the actual costs are. Osowski/Pittman are not currently part of our Augmentation plan, but they may be in the future if they add more wells.

Rob asked if the State could help us collect from the other entities that are required to report McFadden flows. The commissioner has repeatedly said that he doesn't want to be involved in how the Augmentation plans is enforced. Our best course is to comply & retain a favorable relationship with the Water commissioner, who views that our .05 cu ft. is the first of the water flow, a view not shared by

install a water measuring flume (summer or fall 2016) and flow recording device (spring 2017) in McFadden Creek.

Waupaca Reservoir Fund Expenditures:

- US Forest Service permit application fee (one time fee)	\$424.00
- US Forest service annual permit fee (ongoing annual fee)	140.27
- supplemental water purchase	112.77
Total:	\$677.04

Respectfully submitted,

Waupaca Dam Committee

Members: Dan Daly, Susan Dunn, Phyllis Ary, John O'Brien

FINANCIAL REVIEW John O'Brien gave a summary of the revised 2015-2016 Financial Statement & the 2016-2017 Proposed Budget, below.

The highlights are as follows:

- For Waupaca we had total income of \$2040.00, reserves of \$2915.36, expenses of \$564.27, resulting in a total at the end of the year of \$4391.09 of reserves which will be carried into the next fiscal yr.
- For the POA we had income of \$27,851.00, interest of \$35.01, reserves of \$15,547.96 and expenses of \$25,004.61 resulting in a total at the end of the year of \$18,429.36 in reserves that will be carried into the next fiscal yr. Because of billing cycle dates we paid for 2yrs of insurance in this fiscal yr and 2yrs of fish stocking.

Dan mentions this budget assumes no reimbursement form other parties for the installation of the flume, measuring devise & staff gauge.

We increased our insurance budget to raise umbrella coverage. We also increased trash budget to allow for additional pick-ups at the end of the summer & a month during the winter holidays.

Other expenses & discussion: Kay asked if our budget is updated to keep dues rates comparable for the neighboring properties to use the roads? John answered that the dues were \$271 last year & are \$300 this year. We have raised the neighbors' dues for the last three years so they are now paying 1/58th cost of road maintenance.

Sally made a motion to accept the 2016-2017 budget. Linda Brammer seconded. All approved, none opposed.

2016-2017 Draft Budget

Description	Income & reserves	Expenses
Waupaca Reservoir		
Income		
On-Going:		
Annual Dues - from operating Fund @ \$40/ lot	\$2,040.00	
Ongoing compliance & maintenance reserve	\$4,391.09	
Total Income & Reserves	\$6,431.09	
Expenses:		
On-Going:		
Legal		\$500.00
Water purchase		\$100.00
Forest Service annual fee		\$145.00
One-Time:		
Flume, recorder, staff gauge		\$3,500.00
Forest Service permit fee		\$0.00
Total Expenses		\$4,245.00
Surplus (Deficit)	\$2,186.09	

MLME POA Budget		
Income		
On-Going:		
Annual Fees 51@\$506	\$25,806.00	
Bugling Bull Fees 4@\$300	\$1,200.00	
Palpant/Wise/Osowski Fees 3@\$300	\$900.00	
Interest	\$20.00	
Reserves	\$18,429.36	
Total Income & Reserves	\$46,355.36	
Expenses:		
On-Going:		
Insurance - General Liability and D&O		\$935.00
Legal		\$1,500.00
Miscellaneous		\$150.00
Office		\$700.00
Fish Stocking & Recreation		\$1,000.00
Trash		\$4,776.00
Roads - Maintenance & Grading		\$11,000.00
Roads - Snow Plowing		\$6,400.00
One-Time: None		
Total Expenses		\$26,461.00
Surplus (Deficit)	\$19,894.36	

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2015 - 2016 Financial Statement

2015-2016 Budget			Actual Income	Actual Expenses
Description	Income & reserves	Expenses	Income & reserves	Expenses
Waupaca Reservoir				
Income				
On-Going:				
Annual Dues - from operating Fund @ \$40/ lot	\$2,040.00		\$2,040.00	
Ongoing compliance & maintenance reserve	\$2,915.36		\$2,915.36	
Total Income & Reserves	\$4,955.36		\$4,955.36	
Expenses:				
On-Going:				
Legal		\$500.00		
Water purchase		\$100.00		\$0.00
Forest Service annual fee		\$0.00		\$140.27
One-Time:				
Flume, recorder, staff gauge		\$3,500.00		
Forest Service permit fee		\$500.00		\$424.00
Total Expenses		\$4,600.00		\$564.27
Surplus (Deficit)	\$355.36		\$4,391.09	
MLME POA Budget				
Income				
On-Going:				
Annual Fees 51@\$506	\$25,806.00		\$27,851.00	
Bugling Bull Fees 4@\$199	\$796.00			
Palpant/Wise/Osowski Fees 3@\$271	\$813.00			
Interest	\$20.00		\$35.01	
Reserves	\$15,547.96		\$15,547.96	
Total Income & Reserves	\$42,982.96		\$43,433.97	
Expenses:				
On-Going:				
Insurance - General Liability and D&O		\$2,750.00		\$1,680.00
Legal		\$500.00		
Miscellaneous		\$150.00		\$256.92
Office		\$700.00		\$477.84
Fish Stocking & Recreation		\$1,000.00		\$901.25
Trash		\$4,276.00		\$3,783.60
Roads - Maintenance & Grading		\$11,550.00		\$12,587.50
Roads - Snow Plowing		\$6,500.00		\$5,317.50
One-Time:				
None				
Total Expenses		\$27,426.00		\$25,004.61
Surplus (Deficit)	\$15,556.96		\$18,429.36	

NEW BOARD ELECTION:

The following members have agreed to serve on the board for three years:

Dan Daly, incumbent

Kris Galyean

Sam Cox

John O'Brien made a motion to accept the slate of new officers. Judy Harshberger seconded. None opposed.

RECOGNITION: Thanks to outgoing board members Larry Shallet & Molly Heynis.

DATE FOR THE 2017 ANNUAL MEETING:

Dan made a motion that Saturday, July 22, 2017 will be the date for the 2017 meeting. All in favor.

Hugh suggested July 29th if the meeting room is not available on July 22nd.

The meeting was adjourned at 2:50 pm.

Molly Heynis

Former MLMEPOA Secretary

August 7, 2016