

# MEADOW LAKES MOUNTAIN ESTATES PROPERTY OWNERS ASSOCIATION ANNUAL MEETING AGENDA

## Meeting materials mailed out to the membership:

1. Proxy form
2. Absentee ballot

**Call to Order:** Kris G. called the meeting to order at 1:17PM

Nineteen properties were represented in attendance, plus four properties represented via proxy. This was not enough for a quorum, therefore no voting could take place. Any issues requiring a vote will need to be done via Zoom or email.

## Welcome & Introduction to Members/Guests:

Members introduced themselves, including new members, Raymond and Liz of lot #19.

## Minutes of 2019 Annual Meeting:

**2019 Minutes were approved via email in 2020, but can be approved now in a more official manner.** The 2019 Annual Meeting minutes were approved.

## Committee Reports:

**Road Committee** - Members: Kris G, Ted O, Milo J, Larry S

Kris G presented the road committee report.

The road committee opted to do just one road grading per year, in summer, due to rising cost of grading. A major road maintenance project (grading, ditch work) took place from Hwy. 24 to the end of Mt. View, Overlook, Twin Kopie and Morrison Creek Circle, including some road banking on Twin Kopie to prevent road run-off into adjoining property. The road committee received several praises for their work and efforts these past two years.

It's difficult to find, as well as expensive, good clay material for road surfaces as we have mostly sand and gravel in the Arkansas River valley. The major players in road condition (wash boarding and potholes) are moisture content, material, and grade (steepness).

The cost of road maintenance in the area has increased lately, and the prices will most likely continue to increase. Marv is one of the least expensive in the valley and when he retires, we will need to find another company which will likely be more than we are paying now.

There is a liability issue with members doing the roadwork themselves. Signage could be used during member road work to alert drivers to be aware of road maintenance taking place, however signage won't stop

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a lawsuit. Sometimes member-performed roadwork will use a “chase” vehicle following behind the drag for safety and would like drivers to watch for them.

It was noted that some barrels do not have sand in them and may need to be filled, however Kris G warned that to be standing on the road to spread sand presents its own hazard of being in the roadway and in the line of another vehicle sliding down the road.

Ted P sold his solar energy business, though his property is still being used for the business. A percentage of the subdivision traffic is from that business, however the base of operations will soon be moving out of the subdivision.

It was suggested the shrubbery at the Hwy 24 entrance be trimmed for better visibility to the north. Kris G will ask Tyler from CDOT if they could be trimmed/removed on the CDOT side of the fence.

## **Building Committee** - Members Judy P, Susan D, and Kris G (Rebecca H resigned from committee)

Judy P reported on the improvement applications and approvals from 2020.

Jones - closed application for a woodshed request, no shed built

Wheeler - Lot #8 for house addition and deck

Johnson - woodshed

Feuerstein - garage

Huntze - house and driveway

The committee updated the architectural guidelines to better represent the 21st century.

## **Waupaca/McFadden**

**\*Vegetation/tree removal around the dam at Waupaca** took place last summer as per the dam inspector’s recommendations.

**\*Measure McFadden Creek Flow.** The old battery system was updated with a new rechargeable lithium ion battery purchased for the stage discharge recorder. After 2 years it will pay for itself.

**\*Annual purchase of water from SCWCD** Two acres of water were purchased for emergency use if needed.

Waupaca was stocked with 100 rainbows, 12 inches long.

Dan D reports water usage two times per year and measures water from McFadden Creek. There are no big projects for Waupaca and the inspections have been good. He said a valve would be useful to install sometime when Waupaca is low enough for installation and would require a professional installer.

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**\*Issue to address: Private property on east side of reservoir and member access to the reservoir.** The east side of Waupaca is on Ray Huntze's property and one needs personal permission to walk there past the gate.

## **Budget:**

\* Some of the miscellaneous expenditures, as stated in the 2020-2021 budget report, include a new snow fence, asphalt for pot holes, road signage (thank you, Milo, for the sign by generator between Rick B's lower hay fields), water meter battery, and office supplies.

\* Less was spent on fish stocking due to doubling up on delivery of fish and therefore sharing the delivery cost.

\* Trash expenditures were lower due to monitoring the dumpster, increasing pick ups to twice a week during high usage times.

\* Road maintenance: \$11000 per year is budgeted, however the cost continues to rise. \$16000 was spent this year due to rate increase. Snow removal was under by \$600.

\* The reserves are at \$17000 plus. Road maintenance is lowering the reserves with the cost increasing by \$5000 since 2015/2016 at which time the roads were graded twice a year. Roads are now graded once a year and the cost is \$18000 plus with the extra material, ditches and removing large rocks.

\* It is projected that if costs continue as is, the reserves will drop to \$8000 by next year, and the following year there will be no reserves.

\* Why do we need reserves? We do have risks that could cost considerable money. Waupaca dam could incur several thousand dollars worth of repair as the pipe at the "steering wheel" at the south end is crushed and there could be an estimated cost of \$30000 just for excavation. The dam inspector has made several recommendations for Waupaca. The hairpin turn could be severely damaged from flash flooding. The ditches by the hairpin have filled in and are in need of maintenance already.

\* We cannot borrow money because we have no collateral or line of credit.

Therefore we have three choices:

1. Increase dues by \$250, beginning and due this year, to keep reserves at \$17000.
2. Increase dues by \$250, beginning in 2022, lowering the reserves to \$8000.
3. Keep dues as is, (do nothing), and have no reserves for emergency use.

\* John O suggested to have reserves at at least \$20000. The insurance, if it did cover some of the expenses, has a deductible of \$10000.

\* Some members noted that our HOA fees are far less than many other HOA fees.

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- \* Alternative road improvement suggestions/examples: \$4500 for 200 to 300 yards of material by hairpin a few years ago and blacktop just up to the dumpsters would be millions.
- \* The last time dues were raised two years in a row, \$50 each time equalling \$546 to cover costs, build reserve, thinking it would be enough - it was suggested to raise dues enough to get reserves back and take care of roads.
- \* Kudos went out to Nell for her diligent work on the budget.
- \* A large majority in attendance agreed that a dues increase of at least \$200 would be needed to avoid losing reserves and to stay in the black.

Kris will send out an email to all explaining reason for dues increase of \$250

## Discussion Items:

1. **Establish/re-establish committee members**
2. **Need for new board members**

Need two volunteers for board, or else an administrator will need to be hired and dues will need an even greater increase . Board members do NOT need to live here full time.

Liz M and Clark H volunteered to be on the board. Kris G said that right now board volunteers would be interim until members can vote.

3. **Install and remove snow fencing annually**
4. **SDR installation and removal**
5. **Waupaca seepage measurements**
6. **Anything else?**

\* Rick B will send ranch update via email soon.

\* Any contact information changes should be sent to Bobbie J. [rajbjj2020@gmail.com](mailto:rajbjj2020@gmail.com)

\* It was suggested that the entrance from Hwy 24 needs better visibility at night. New solar lights were installed at ranch entrance. A light will be on the flag at the entrance at night. Perhaps need reflective tape on fencing.

## Action Items:

**Annual dues increase discussion and adoption of 2021-2022 budget**

**Election of Board Members**

**Date for 2022 Annual Meeting** Next year's annual meeting: July 30 2022

Meeting adjourned at 3:30