

# MEADOW LAKES MOUNTAIN ESTATES PROPERTY OWNERS ASSOCIATION 2022 ANNUAL MEETING MINUTES

Meeting was held on 7/30/2022 at Grace Church Parish Hall in Buena Vista.

## **Call to order:**

Bobbie Jones called the meeting to order at 1:07 PM. Counting proxies and virtual attendance, we had 28 properties represented which was enough for a quorum.

## **Welcome & Introduction to Members/Guests:**

Bobbie welcomed everyone and the members introduced themselves.

Rick and Katy gave an update on the Watershed Ranch, some history, information on the new pivots, water usage, the Riverside Project, etc.

## **Road Committee Update:**

Kris Galyean gave the updates from the road committee. Since we raised the dues last year, the road committee was able to do more work and bring in better road base. In years moving forward, we plan to spend around \$20k per year. Both speed bumps will be temporarily removed for a year while the Riverside Project takes place.

## **Speed Limit:**

Jacob Bryan spoke up about reducing the speed limit to 10mph. The room was opened for discussion of changing the speed limit.

Betty Massey made a motion to change the speed limit to 15mph throughout the HOA, Liz Miller seconded. Passed with a 2/3 majority of votes. Speed limit will be reduced to 15mph.

## **Update from The Riverside Project:**

Guest speakers: Matt Nykiel, Central Colorado Project Coordinator, National Forest Foundation; Josh Kuehn, Forester, Colorado State Forest; Kyle Deschenes, Bird Conservancy, on-site Riverside Project coordinator.

Guests spoke about the Riverside Project that will be taking place on some of the properties in our community including Palpant's, Watershed Ranch, Osowski's, Wise Ranch and more. Expect to see some large equipment being mobilized through the neighborhood as this takes place. You may also see some of the landscape changing as they work to remove a lot of trees and work to restore a mix of large trees and open meadows which was typical for this area years ago. This will help with the overall health of the forest, improve wildlife habitat, and reduce wildfire risk.

The contractors will be removing both speed bumps from our HOA roads so they can mobilize their large equipment. They will be responsible for reinstalling the speed bumps and ensuring

any road damage is repaired when the project is done. The project is expected to commence this fall and last about a year, weather dependent.

**Building Committee Update:**

The building committee did not have anything to report. They only had one application this year. Not much happening. The architectural guidelines are in the process of being cleaned up and will be presented to the community when done.

**Dam / Reservoir Committee Update:**

Nothing to report at this time on the Dam and Reservoir. The board will be meeting with the State of Colorado Augmentation Administrator, Brian Sutton, on Wednesday, August 3, 2022, at 10 a.m. to discuss what needs to be done with regard to the McFadden flume (water has been bypassing the flume recently, but Kris and Nell Galyean made a temporary fix to it), McFadden flow reporting, Waupaca annual release, and member water meter reading requirements.

**Financial Report:**

Liz Miller reported on the MLME FY 2021-2022 financial performance and presented the proposed FY 2022-2023 Budget. MLME's FY 21-22 Total Revenues reached \$41K and exceeded budget by \$12.9K. This increase largely reflected the \$250 increase in dues this year. Dues increased from \$546.00 to \$795.00 per lot. Total expenses exceeded budget by \$3K due to additional improvements made to our roads. However, this total excess remained low, reflecting the fact that all other expenses came in under budget. Total Expenses were \$38K and MLME enjoyed a Net Surplus of \$3.2K, see attached statement.

Waupaca also performed well. Income was \$2K and total expenses remained low at \$273.00. Together, they yielded a \$1.7K Net Surplus for FY 21-22, please see attached.

At FYE 21-22 the MLME and Waupaca Reserves were healthy and realized FYE increases of \$1.2K and \$1.7K, respectively. FYE Reserves stood at \$18.5K for MLME and \$12.2K for Waupaca, please see attached.

The proposed MLME and Waupaca FY 22-23 Budgets were presented. MLME Total Revenues are projected to remain unchanged from the prior year at \$41K. Most FY 22-23 expenses are projected at FY 21-22 Budget levels. Exceptions include Road Maintenance and Grading, which is expected to come in at \$20K, \$7K under its FY 21-22 level, and Trash Removal which enjoyed a rate reduction causing the annual expense to decline \$2K. As a result, MLME's FYE 22-23 Net Surplus is projected to reach \$8.6K. Following discussion, Judy Harshberger motioned to adopt the Budgets. Kris Galyean seconded the motion, and the FY 2022-2023 Budgets were approved unanimously, please see attached Budget.

**Recycling:**

Bobbie Jones raised the discussion on whether we should look at adding recycling at the dumpster area. Recycling was tried in the past and we were blacklisted due to abuse.

During discussion, several concerns were presented. One being the fact that the recycling container that the trash company would provide would not be bear proof. Others were concerned that we would have the same issues as before with the recycling abuse.

Kathy Daly motioned to increase trash pickup to twice a week through September, Larry Shalett seconded. Motion carried.

Larry Shalett motioned to start recycling for the community with a bear-proof can. Jacob Bryan seconded. Motion failed.

Milo Johnson asked everyone to be mindful of what they put in the dumpster. Please do not dispose of large items that should instead go straight to the landfill. He also offered to help take large items to the dump if assistance is needed. Kris Galyean also offered to help haul items to the dump if people need assistance.

**Election of board members:**

Bobbie Jones and Nell Galyean are confirmed for another term on the board with unanimous support.

**Date of next year board meeting:**

Bobbie asked if we should have the yearly meeting later than usual to give more time for financial reports. Motion was made to keep meeting the same date. Motion carries.

2023 annual meeting set for July 29, 2023. **Meeting adjourned at 4:03 PM.**