

# **OAK MEADOWS HOMEOWNERS ASSOCIATION**

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## **ANNUAL MEETING OF OAK MEADOWS HOMEOWNERS ASSOCIATION**

**Held on Wednesday, April 10, 2019 at 6:00 PM  
Glenwood Springs Library Community Room  
815 Cooper Ave Glenwood Springs, CO 81601**

### **Meeting Minutes**

(Approved 4/8/2020)

- I. Call to Order:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 6:30 pm. Also present from IMM was Doretta Reuss and Samantha Engen. Bob introduces IMM to all owners present.
- II. Verification of Quorum:** No quorum was verified. Owners introduce themselves to those in attendance.
- III. Approval of 2018 Meeting Minutes:** David Anson motions, Tisha Neuman seconds, five members were opposed, all others voted in favor to approve.
- IV. Financial Review:** Bob reviewed the financials as of 1/31/2019 and reported that \$9,970.89 was in the Operating account. It was also reported that there was \$121,369.66 in the MM Reserve Account. Also reported there was \$81,020.53 in the Alpine Reserve Account. Currently there is \$14,000 income over expense for the year, if this carries through to year end, that money will be added to reserves.
  - **2019 Budget Ratification:** Bob reported that there will be no change to assessments for next year.
- V. Project Discussion**
  - **Fire mitigation:** Greg Bak was present representing the fire department and discussed wanting to meet the goals of becoming a Firewise community. A fund was allocated last year in the amount of \$10,000, which federal funds match to give a total of \$20,000 to put towards fire mitigation. A plan must be executed one step at a time and is on schedule. Work is tentatively scheduled for May 7<sup>th</sup> through June 7<sup>th</sup> 2019. It will take 2 weeks for West Vegetation Management to complete the work needed, with some areas that will need to be mowed continually for mitigation upkeep. IMM will provide a bid for mowing and landscaping. The plan will include mastication and mowing, which may

also have a positive effect on HOA insurance. The plan will also protect infrastructure of the water treatment facility and utility lines. Greg reminds owners to do mitigation at their own homes and get rid of brush close to residences. It was also discussed the need for additional removal of dead and diseased trees, which would be outside the scope of the Firewise mitigation. Separate funds would need to be used for this.

**VI. Additional Business:** All HOA Documents can be found on the Integrated Mountain Management website, [Integratedmountaingroup.com](http://Integratedmountaingroup.com), Under Management >HOA, scroll down to HOA Document Library, use login oakmeadows, password, imm, all lowercase. Bob gave owners an update on the document rewrite status. He said there are lots of conflicts between documents, and the Board will discuss at a future meeting. Bob explains why a rewrite is important, to uphold state compliance and keep updated. A 67% vote of the membership is required to change the Declarations.

**VII. Board Elections:** None

**VIII. Adjourn:** 8:15 pm