



## OAK MEADOWS HOMEOWNERS ASSOCIATION

Wednesday, February 12, 2025 5:00 P.M.

VIA ZOOM

---

1. **Call to Order** The Meeting was called to order by Bob Johnson at 5:06 pm.
2. **Verification of a Quorum** There was a quorum present. From the Board Ken Neubecker, Tracy Stanfield, Lauren McCormick and Tobie Powell were present. Also present was Bob Johnson, Katarina Bohlin, And Jocelyn Cervantes with IMM.
3. **Homeowners Open Forum** None.
4. **Approval of Prior Meeting Minutes (01/15/2025):** Due to no quorum present, the meeting minutes could not be approved and will be tabled until the next meeting.
5. **Financial Review**
  - a. Katarina Bohlin reviewed the financials. As of November 30th, 2024, there was \$58,863 in the Operating account, \$278,002 and \$85,406 in the Reserve accounts, with a total cash amount of \$424,772. The Reserve accounts are categorized into four different categories: Filing 4 Townhomes, filing 4 General, Filing 3, and Storage. Oak Meadows YTD has Income over expense of \$4,136.
6. **Discussion and Action Items:**
  - a. **Western Vegetation Management Bid** Kevin presented the map regarding areas that the bid would cover, for the matching grant of \$10. Kevin believes that one of the bids would be for the new phase. Ken mentioned that the new plat would not record until around June and would have to wait until its apart of the HOA. Tobie feels it should be split according to the filings it is in. Bob mentioned that it is split between all filings, as it helps the entire HOA. The grant needs to be used in 2025, Springtime would be the best time. No action was taken.
  - b. **Presentation/Vote – Disc Golf** Scot presented survey results sharing that 62% were interested or not opposed to the disc golf course idea. Comments and concerns from owners were fun for kids, outdoor activities, discs going where they shouldn't be, outside users, trash, etc. Without a quorum no action could be taken. IMM will resend the presentation to the Board and ask for unanimous approval via email to move forward with a trial run period.
  - c. **Discussion and setting a regular meeting schedule** Ken wants to schedule the 2<sup>nd</sup> Wednesday of every month so that the membership is aware of when the Board Meetings are. IMM will email and ask if that works for the Board.
  - d. **Discussion on larger parcel boxes** Ken brought up the idea of larger parcel boxes. Lauren said that they are expensive, and owners need to be proactive on picking up their packages when delivered. Tobie mentioned some owners just have larger packages delivered to their job for convenience. Ken and Lauren will reach out for updated pricing on larger parcel boxes.



- e. **Construction Deposit** Lauren recommends raising the construction deposit and agrees with Bob's suggestion of 5k being released when C.O is completed and 5k remainder released when completed. They think it's a good idea since the new development is coming on. Bob said we can also charge road impact fees and mentioned maybe hiring an architect for future design reviews. Lauren requested more information on current construction deposits and examples of other HOA fee schedules. IMM will email an update to the Board and send the Board examples of other HOA design review fee schedules.
- 7. **Schedule Next Board Meeting** The next scheduled Board Meeting is March 19<sup>th</sup>, 2025 at 5:00 pm.
- 8. **Adjourn** at 6:24 pm.

---

*Executed by Integrated Mountain Management on behalf of the Oak Meadows Board of Directors.*

**Katarina Bohlin**

Community Association Assistant

970-930-6203

[Katarina.bohlin@integratedmtn.com](mailto:Katarina.bohlin@integratedmtn.com)

**Bob Johnson**

Founding Partner/Executive Vice President

970-230-9615

[bob.johnson@integratedmtn.com](mailto:bob.johnson@integratedmtn.com)