



## OAK MEADOWS HOMEOWNERS ASSOCIATION

Wednesday, May 14th, 2025 5:30 P.M.

VIA ZOOM

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1. **Call to Order** The Meeting was called to order by Bob Johnson at 5:30 pm.
2. **Verification of a Quorum** There was a quorum present. From the Board Ken Neubecker, Lauren McCormick and Tobie Powell, Tisha Neuman and Josh Taylor were present. Also present was Bob Johnson and Katarina Bohlin with IMM.
3. **Homeowners Open Forum** Greg recommended having Filing 3 roads checked out by an engineer. Greg asked for an update on the insurance claim for OMSCO, which was mentioned that the insurance claim was denied through the HOA's insurance. Kevin presented that we did not receive the grant for this year's fire mitigation. Since the grant was not approved for this year, Kevin mentioned that the Board should decide if they would like to do some work, all work, or no work this year.
4. **Approval of Prior Meeting Minutes (03/14/25):** Ken motioned to approve the meeting minutes from 3/14, seconded by Josh, All were in Favor.
5. **Financials** Bob Johnson reviewed the financials. As of March 31, 2025, there was \$44,282.44 in the Operating account, \$96,486.01 and \$85,907.76 in the Reserve accounts, with a total cash amount of \$426,676.21. The Reserve accounts are categorized into four different categories: Filing 4 Townhomes, Filing 4 General, Filing 3, and Storage. Bob thoroughly reviewed each Operating and Reserve income, per Filing.
5. **Discussion and Action Items:**
  - a. **Road Bids for Repair and Paving** Katarina reported that we are still awaiting American Asphalts Road Bid and will send it to the Board once received. Ken motioned to approve Kauffman's bid, seconded by Josh, all were in favor. IMM will get on Kauffman's schedule.
  - b. **Parcel Locker Shed** Tisha recommended the possibility of using the storage shed for a parcel and maybe moving it to the mailbox areas. Tabled for further consideration.
  - c. **Surveillance Cameras for Storage area and mailboxes** Tisha said we can use the sewer plants Wi-Fi for the cameras at the storage lot. Tisha will make sure the Wi-Fi connection reaches the storage lot area. Tisha motioned to approve a \$500 budget for cameras and installation, seconded by Josh, all were in favor. IMM will look into solar camera options to send to the Board. It was also noted that the storage lot chain was cut and broken. Greg will replace and send IMM a receipt for reimbursement.
  - d. **Townhome Painting Update** No new updates to report on at this time.
  - e. **Construction Design Review and new fees** Tabled for further consideration.
  - f. **Camouflaged Disc Golf** Josh mentioned that there have been pushbacks from owners wanting a more discrete option. Lauren and Ken said they have heard a lot of positive feedback on it. Scot said it is only a trial run for now and if it is decided to keep it after the trial run, there will



not be pink flags in the long term.

- g. Speed Enforcement Ideas** Josh mentioned that people speed through the community and would like to consider ideas on how to lower the speeding. Ken mentioned that this has been brought up to the county in the past and they haven't done anything about it. Tisha mentioned that there is speed bumps in the storage shed but we would need county approval to install them. Josh will draft up a letter to the county commissioner and will send it to Ken for approval and then IMM will get it mailed out.
- h. Developer Landscape Update** Josh wants developer to replant trees. Tisha said it's not our place, and Ken said it's the county's say.
- 6. Schedule Next Board Meeting** The next scheduled Board Meeting will be Thursday, June 12<sup>th</sup> at 5:30pm.
- 7. Adjourn** at 7:45 pm.

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

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