

MEADOW HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

MINUTES

December 11, 2017

CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 6:05 p.m. at the residence of Jim Garrett located at 14380 E. Hampden Ave, Aurora, CO. 80014. Board Members in attendance were Jim Beam, Jim Garrett, Randy Garlington, Mike Meagher, Fred Spengler and Ron Steege. Todd Larson, CMCA®, AMS®, PCAM® was present representing Service Plus Community Management.

OPEN FORUM

There were no homeowners present.

COMMITTEE REPORTS

- A. Landscape Committee – Jim Garrett reported on the removal of three (3) cottonwood trees that were considered a danger to people and property in the community.
- B. Architectural Review Committee – The Board reviewed the following:
 - a. Application for deck improvements at the residence of Jim Beam. A motion was made and seconded to approve the application. The motion carried.
 - b. Application to install lattice work around the patio to screen for privacy and from incoming golf balls. After some discussion a motion was made and seconded to approve the application with conditions to frame lattice, stain the lattice work and provide ongoing maintenance as needed.

FINANCIAL STATEMENTS

- A. Financial statements for month-ending November 30, 2017 were reviewed. The financial statements were provided by the prior management company.

ASSOCIATION BUSINESS

- C. 2018 Draft Budget - The Board of Directors reviewed and discussed the 2108 draft budget as prepared by Jim Garrett. After careful review and discussion a motion was made and seconded to approve the draft budget to be mailed to owners in preparation for the annual meeting in January. The motion carried.
- D. Annual Meeting Arrangement - The Board discussed preparations for the annual meeting to be held on January 17, 2018.
- E. Board Discussion - The Board discussed other items including: payment methods with Service Plus, Aurora Water Variance Program and responsible governance policies.

ADJOURNMENT

There being no further business to conduct the meeting was adjourned at 8:15p.m. The next meeting will be held on February 12, 2018 at 6:30 pm at the residence of Fred Spengler.

At the direction of the Board, minutes of the meeting were taken and transcribed by Todd Larson, CMCA®, AMS®, PCAM®; Community Manager for the Meadow Hills Homeowners Association, proudly managed by Service Plus Community Management.