

Board Meeting:

Meeting Date: July 10, 2012
Meeting Start Time: 6:25 pm
Meeting Location: Village Baptist Church

Attendees:	Max Holden	Meadow Park Board
	Jerry Rolfs	Meadow Park Board
	Chris McTarsney	Meadow Park Board
	Craig Anderson	Meadow Park Board
	Kristin Billings	Highland Realty & Management
	Nick Conley	Highland Realty & Management
Absent:	Bill Kaberlein	

Review of Delinquent Account:

Jerry motioned to write off the unpaid balance on 12544 Cherry St.. Max seconded the motion and the motion passed unanimously.

Board Meeting Adjourned at 6:35 pm

Community Meeting:

Meeting Date: July 10, 2012
Meeting Start Time: 6:36 pm
Meeting Location: Village Baptist Church

Meeting Called to Order

Max convened the meeting at 6:36pm

Approve Minutes:

Craig read the minutes. Jerry motioned to approve the April 10th minutes as read, Craig seconded, and the motion passed unanimously.

Board Pool Update:

New signage at the pool has removed Front Range Patrol.
Porter Industries is the new cleaning service.
City of Thornton trash cans now at the pool for the cleaning company.
Pool parking lot has been sealed and striped.

Review Financials:

Jerry provided the Board and the Management Company with a Balance Sheet that he would like to use. There was discussion about how much to consider for reserves. The balance sheet provided by Jerry used a figure of \$150,000 for reserves. The board tabled for a later discussion what the figure should actually be and if there would be a formula to drive the reserves amount on the Balance Sheet.

Landscaping Company:

Max shared his thoughts that the landscaping company is not providing the same level of service they once did. The board agreed that we have had a long-standing relationship with the current vendor and the management company is to follow-up with the landscaping vendor on current service levels and compensation. Additionally, the board is to provide Nick with a focus list of items we would like to address specifically with the landscaping vendor.

As a follow-on to this discussion the rain sensors were discussed and the management company is to follow up with the landscape vendor as to the current status of the rain sensors in the community.

National Night Out:

August 7th is National Night Out. The community will need a new volunteer to organize this event. Max to follow up with Melinda Sheehan, who has volunteered in the past, and see if she would be able to assist the community again.

Pool Update:

There is a new beverage vending machine at the pool

The pool has a new filter.

Lighting repairs are made.

Jerry suggested putting automated faucets in the bathrooms to prevent them being left on.

Several suggestions from the community to add a surveillance camera that covers the parking lot. Jerry will follow up to find out what it takes to have additional cards in the computer for 5+ cameras.

Shed Update:

Management received numerous phone calls concerning sheds. In an effort to have a consistent message going out to our neighbors with regards to the extensive shed issue history, the board will be providing the management company with a position statement that can go out to any inquiring neighbors. Craig will provide the first cut of this statement to the Board for approval and then it will go to the management company.

As part of this discussion it was brought to the Board's attention that a home on Clermont has a shed currently in the back yard, and that the shed is visible from street level. Nick to follow up with a covenant letter.

Property Conditions:

Jerry brought to the attention of the Board that there are several properties that are just not in keeping with even a minimum standard of the community. He asked for open discussion about what could be done. General consensus was to have the management company write letters. No vote was taken on any specific motion.

Fee and Fine Structure to Change:

There was discussion that the fee structure of \$25 for the Second violation, \$50 for the third violation, and \$100 for the fourth violation has not been changed in twelve years. Jerry motioned that the fee structure be changed to \$100 for the Second violation, \$200 for the Third violation, and \$500 for the fourth violation. Max seconded the motion and the motion passed unanimously.

Jerry motioned to raise the monthly late dues fee from \$10 to \$25. Craig seconded and the motion passed unanimously.

Open Forum:

Unattended Child at Pool Discussion:

Max brought it to the attention of all that there have been some instances of children without supervision in/at the pool. Max inquired about what steps any neighbor should take if they believe this to be happening while they are at the pool. The discussion centered around making sure the children are out of the water until a supervising person of age was present and trying to get their key FOB number so that the proper contact could be made with the property owner. Additionally, it was suggested that the neighbor note the time of entry, so that the management company and Board can identify the children on the surveillance system and correspond the entry with the FOB address.

Question on Driveway on 127th.

Neighbor in attendance enquired about the progress and approval status of the property on 127th that had to take out the road base driveway and refinished with decorative rock. The neighbor had a concern that the retaining wall for the driveway still had not been removed and that the drainage is still an issue. Nick to follow up with regards to what the DRC did approve for the property in question.

Free Dues Drawing:

Rosie Morales at 12403 Cherry St. was drawn as this quarter's free dues recipient.

Next Meeting set for Tuesday, October 9, 2012.

Meeting Adjourned at 7:45pm