

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
MONDAY, SEPTEMBER 28, 2020
VIA ZOOM**

The meeting was called to order by Rob Harper at 4:05 p.m. Rob said notice of the meeting had been mailed on August 28, 2020 and confirmed there was a quorum.

The following people were present:

Heather Woodward	Unit C
Jan and Geary Grantham	Unit D
Scott Sanders	Unit E
Doug and Laura Johnston	Unit F
Pat Del Tredici	Unit G
Martin Catmur	Unit H
Rob Harper, Toad Property Management	

Martin made a motion to approve the October 10, 2019 minutes as distributed. Heather seconded the motion and it was unanimously approved.

Rob said roof repairs had been made on Unit H and there would be some repair work inside the unit. Unit G had a visible roof problem on the east side of the unit and prior to the roofing contractor starting work Rob said Mike Arbaney, a local engineer, would make an inspection to determine the repair approach. Other units did not appear to be having the same issue.

Rob said Complete Coverage would be at the buildings in 2021 to stain the exterior and Complete Coverage had agreed to keep to the earlier pricing of \$25,380. The \$75 per month, per unit being collected would pay for some of the staining and owners could expect a special assessment of \$1,700 per unit in the Spring to cover the balance of the work. A couple of owners asked if it would be possible to do the staining prior to the start of Winter and with \$6,000 currently in the reserve account owners would need to promptly pay a \$2,500 special assessment. Rob said he would find out if Complete Coverage could complete the work in the next month and then a decision would be made on either staining in the Fall or Spring 2021.

Rob said dead trees would be removed as Tullys had not done anything and it was unknown if CB South POA had retained the landscaping deposit for Tullys. Rob agreed to photograph the dead trees prior to removal to document the trees had no chance of recovering.

Heather said CB South had approved plans for a David Gross construction project on neighboring property.

Rob said the 2021 Budget, approved by the Board, was very similar to the prior year. Rob said expenses were \$5,500 under Budget at the present time and the cost of Unit H repairs were unknown. The insurance policy had a deductible of \$5,000 which might not make it worth

going through the claim process. Pat made a motion to approve the 2021 Budget as presented. Laura seconded the motion and it was unanimously approved.

Rob said Heather was willing to continue on the Board for an additional three year term and there was a vacant seat on the Board due to Galen selling his unit. Three owners volunteered to join the Board. After discussion it was agreed owners would email Rob to vote for either Jan or Pat to join the Board for the one year term. Jan was elected to the Board for the one year term by a majority of owners. Jan made a motion to appoint Heather to an additional three year term. Scott seconded the motion and it was unanimously approved.

Rob said Tyler of Spring Creek Landscaping would be blowing out the sprinklers and Tyler would also be asked to fill in the open ditch near Tullys as the work had been discussed at the 2019 annual meeting but not yet completed.

Pat said untidy storage at the back of the General Store continued and owners were encouraged to contact CB South POA to complain as earlier complaints were not getting results. It was generally agreed there were non-compliance problems throughout CB South which were not being addressed by CB South. Outside storage also needed to be addressed at Unit H and Martin agreed to speak to his tenant.

Martin asked if owners had concerns about antenna for internet on the exterior of the building. It was generally agreed the internet antenna were acceptable due to the smaller size but satellite dishes were not permitted. Heather said Spectrum might provide cable to Cement Creek now that more buildings were being constructed and that might give owners another option for reliable internet service.

Martin said the product for staining the deck/steps was Superdeck transparent stain in Canyon Brown and was available at Ace in Gunnison. Heather said John at the Paint Center had given her information regarding the door color/product and also interior wall color and Heather would pass that information onto Rob to retain in the files.

Rob said he would send an email to owners when fertilizer was going to be applied to the lawn.

Rob said CB South Metro District cleared snow from the driveway and Toad cleared snow on the walkways but historically did not clear snow in the driveway. The recent, wet heavy snow, had caused a problem for Units B and G when the snow slid off the roofs as snow from multiple units blocked entry to garage doors for two units and that was a problem every winter. Rob agreed to speak to Mike Arbaney regarding snow fences being installed and that would increase roof snow removal costs. The driveway snow removal was a contract with CB South and Rob encouraged owners to contact him if there were multiple small snow storms and he would request plowing by CB South. After discussion it was agreed the Association would look on the Marketplace to obtain a 28 inch or 30 inch snowblower which would be kept at Meadow Vista and used by owners to clear snow when necessary. A location to store the snowblower would need to be worked out. Rob said he could send his guys on request but there might be a delay as it was not known when the snow would slide off the roof.

The meeting adjourned at 5:15 pm.

Prepared by Rob Harper
Toad Property Management

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