

**THE MEADOWS COMMUNITY ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**April 26, 2006**  
**The Grange, 3692 Meadows Boulevard**

**Present**

George Jackson, President  
Dean Hargrave, Secretary

**Also Present**

Randy Watt, Western States Property Services  
Carrie Buchan, Castle Rock Dev.  
Michael Franz, Delegate Distr. 5

**Homeowners Forum**

No homeowners were present.

**Call to Order**

In the absence of a quorum, an informal discussion was held.

Ms. Buchan was present to answer questions in regard to the MeadowsLink.com. She will provide information to support the apparent high monthly cost.

**Approval of Minutes**

To be approved at the May meeting.

**Committee Reports**

***Fitness Trail***

Mr. Hargrave and Mr. Watt will meet with a design person

***Beautification***

Mr. Watt will solicit bids for the next meeting.

**Financials Review and Approval of Disbursements**

Financials and disbursements were.

**Management Report**

***Covenant Control/Architectural Review Logs***

Mr. Watt presented the management report. The next tribunal is scheduled for May 15, 2006 at 6:00 P.M

The homeowners at 3223 Blue Grass Cr. have agreed to pay their outstanding balance in full.

***A/R***

There are a total of 239 delinquent accounts (up from 104 last month due to the semi-annual billing). 22 accounts are in an advanced stage of collection or covenant control through Bob Hoehn's office.

***Management Projects***

***Beautification***

See committee report above.

***Fitness Trail***

See Committee report above.

*Tract F, Filing 6*  
Completed.

*Survey*  
To begin May 1<sup>st</sup>.

*Fence Staining*  
The Board will approve the contract via email.

**Unfinished Business**

There was no discussion.

**New Business**

*Annual Meeting*

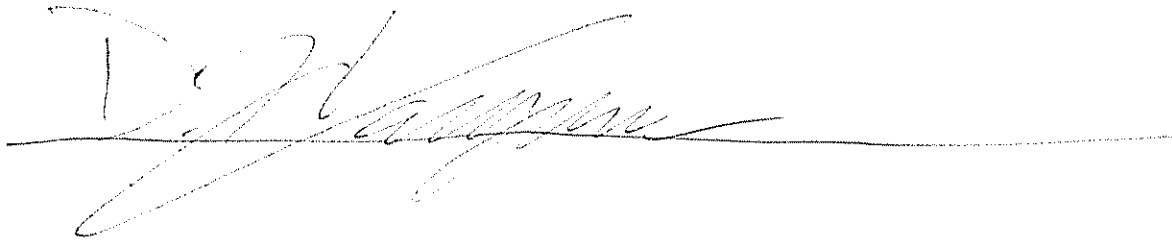
Set for May 25, 2006.

*Foothills Fencing*

Mr. Watt will contact the homeowner to ask for signed support from the neighbors whose lots back up to Foothills Dr.

**Adjournment**

The work session was concluded at 7:15 P.M.

A handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be "D. J. [unclear]".

**THE MEADOWS COMMUNITY ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**March 27, 2006**  
**The Grange, 3692 Meadows Boulevard**

**Present**

George Jackson, President  
Steve Oldani, V. President  
Dean Hargrave, Secretary

**Also Present**

Randy Watt, Western States Property Services  
Suburban Waste- Galen Westfall, Dean Polizzi, Tiffany Vincel

**Homeowners Forum**

No homeowners were present.

**Call to Order**

With a Board quorum present, the meeting was called to order by Mr. Jackson at 6:05 p.m.

Representatives from Suburban Waste Services were in attendance to introduce their service and to discuss the contract.

**Approval of Minutes**

Upon motion made by Mr. Oldani, seconded by Mr. Hargrave and unanimously approved, it was

RESOLVED that the minutes of the February 27, 2006 meeting are accepted.

**Committee Reports**

*Architectural Committee*

Mr. Oldani directed Mr. Watt to ask Engle homes to remove the excess piles of dirt on Running Deer.

*Fitness Trail*

Mr. Hargrave will meet with Mr. Watt and design people.

*Beautification*

Mr. Oldani will meet with Mr. Watt and DLC to identify new projects.

*Social*

It was noted that the MCA may desire input on future events.

**Financials Review and Approval of Disbursements**

Mr. Watt presented the MCA financials for the period ending February 28, 2006, and current disbursements as prepared by Western States Property Services, Inc. for approval. Following an overview of the financial statements by Mr. Watt, upon motion duly made by Mr. Oldani seconded by Mr. Hargrave and unanimously approved, it was

RESOLVED that the current disbursements are approved and that the financials are accepted as presented.

## Management Report

### *Covenant Control/Architectural Review Logs*

Mr. Watt presented the management report. The next tribunal is scheduled for April 17, 2006 at 6:00 P.M.

The Board considered the offer (\$700 out of \$1500) from 3223 Blue Grass Cr. in regard to an unapproved structure that was eventually removed. The Board rejected the offer on the grounds that Association policy had been breached and extensive efforts were required to gain the homeowner's compliance.

### *A/R*

There are a total of 104 delinquent accounts (down from 110 last month). 22 accounts are in an advanced stage of collection or covenant control through Bob Hoehn's office.

### *Management Projects*

#### *Beautification*

See committee report above.

#### *Fitness Trail*

See Committee report above.

#### *Tract F, Filing 6*

To be completed the first week of April.

#### *Survey*

The Board approved the content of the survey.

#### *Fence Staining*

The Board will approve the contract after the bidders supply figures for picket replacement.

## Unfinished Business

### *Funding of Joint Dog Park*

Upon motion made by Mr. Oldani, seconded by Mr. Hargrave and unanimously approved, it was

RESOLVED that the MCA contribute approximately \$3,333 to the project.

### *Trash Removal Agreement*

Upon motion made by Mr. Oldani, seconded by Mr. Hargrave and unanimously approved, it was

RESOLVED that the Agreement between the MCA and Suburban Waste Services be approved as amended.

### *Funding of the Meadowslink.com*

The Board would like additional information. The cost seems prohibitive.

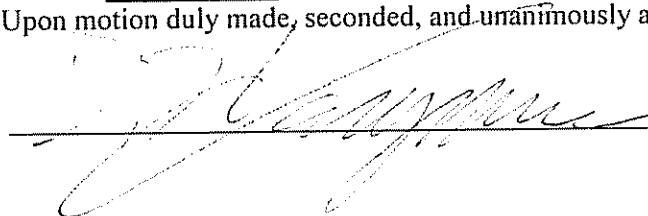
## New Business

### *AC Appeal*

The Board considered the appeal of paint colors from 3780 Primrose Lane. The Board upheld the denial of the AC on the grounds that the colors submitted would not blend with the neighborhood.

### Adjournment

Upon motion duly made, seconded, and unanimously approved, the Board meeting was adjourned at 8:20 P.M.

  
\_\_\_\_\_, Secretary

**THE MEADOWS COMMUNITY ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**February 27, 2006**

**The Grange, 3692 Meadows Boulevard**

**Present**

George Jackson, President  
Steve Oldani, V. President  
Dean Hargrave, Secretary

**Also Present**

Randy Watt, Western States Property Services  
Mark Nickless, CRD

**Homeowners Forum**

No homeowners were present.

**Call to Order**

With a Board quorum present, the meeting was called to order by Mr. Jackson at 6:05 p.m.

It was noted that a vacancy has been created on the Board with Lori Johnson having sold her home.

Mark Nickless was present with CRD to present the specifics of the dog park being constructed near the Grange. The MCA is being asked to contribute approximately \$3,000. The total cost is approximately \$20,000. There will be two parks about 2 Ac each. It will consist of non-irrigated native grass and the standard open rail style fence/gate.

**Approval of Minutes**

Upon motion made by Mr. Oldani, seconded by Mr. Hargrave and unanimously approved, it was

RESOLVED that the minutes of the January 23, 2006 meeting are accepted.

**Committee Reports**

*Architectural Committee*

Mr. Watt noted that New Hope will paint the temporary buildings as weather permits. The variance created for those structures expires 9-1-06.

*Park*

Mr. Hargrave will meet with local representatives to get ideas for the fitness circuit.

**Financials Review and Approval of Disbursements**

Mr. Watt presented the MCA financials for the period ending January 31, 2006, and current disbursements as prepared by Western States Property Services, Inc. for approval. Following an overview of the financial statements by Mr. Watt, upon motion duly made by Mr. Hargrave seconded by Mr. Oldani and unanimously approved, it was

RESOLVED that the current disbursements are approved and that the financials are accepted as presented.

**Management Report**

*Covenant Control/Architectural Review Logs*

Mr. Watt presented the management report. The next tribunal is scheduled for March 20, 2006 at 6:00 P.M.

*A/R*

There are a total of 110 delinquent accounts (down from 133 last month). 23 accounts are in an advanced stage of collection or covenant control through Mr. Hoehn's office.

***Management Projects***

*Beautification*

Additional Phase 5 projects will be identified.

*Park*

See Committee report above.

*Tract F, Filing 6*

The project is pending the land survey.

*Survey*

Parameters are being set with Resolution Research for Board review.

*Fence Repairs*

Completed.

*Dog Park*

The Board will discuss participation at the next meeting.

*Trash Collection*

Bids were received.

**Unfinished Business**

***SB 100 Approval***

Upon motion made by Mr. Oldani, seconded by Mr. Hargrave and unanimously approved, it was

RESOLVED that the SB 100 Policies be approved.

**New Business**

***Funding of the Meadowslink.com***

The Board would like additional information. The cost seems prohibitive.

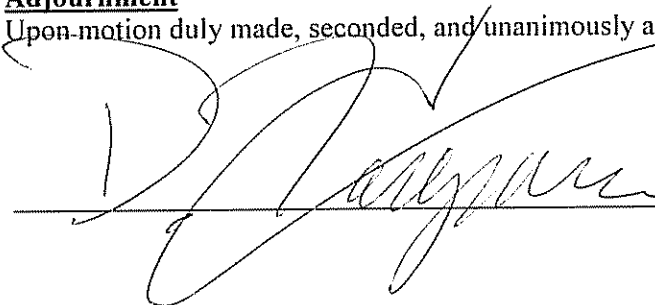
***Trash Removal Contract***

Upon motion made by Mr. Oldani, seconded by Mr. Hargrave and unanimously approved, it was

RESOLVED that the Agreement with BFI (Allied Waste) not be renewed and that an Agreement with Suburban Waste Services be effective April 1, 2006. The contract should include a minimum of three trucks to pick up trash, an escape clause, and justification for any increases during the period of the agreement. Other contract ingredients shall remain essentially the same.

**Adjournment**

Upon motion duly made, seconded, and unanimously approved, the Board meeting was adjourned at 7:35 P.M.

  
\_\_\_\_\_, Secretary

**THE MEADOWS COMMUNITY ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**January 23, 2006**  
**The Grange, 3692 Meadows Boulevard**

**Present**

Jeff Johnson, Treas.  
Steve Oldani, V. President  
Lori Johnson, Director  
Dean Hargrave, Secretary

**Also Present**

Randy Watt, Western States Property Services

**Homeowners Forum**

No homeowners were present.

**Call to Order**

With a Board quorum present, the meeting was called to order by Mr. Oldani at 6:15 p.m.

**Approval of Minutes**

Upon motion made by Ms. Johnson, seconded by Mr. Hargrave and unanimously approved, it was

RESOLVED that the minutes of the November 28, 2005 meeting are accepted.

**Committee Reports**

*Architectural Committee*

Mr. Watt will direct the Covenant Control Inspector to create a maintenance violation re: the temporary buildings belonging to New Hope Presbyterian Church.

*Park*

Mr. Hargrave will check into a "circuit training" alternative.

*Beautification*

Ms. Johnson provided alternative fence stain samples. Mr. Watt will have samples applied.

**Financials Review and Approval of Disbursements**

Mr. Watt presented the MCA financials for the period ending December 31, 2005, and current disbursements as prepared by Western States Property Services, Inc. for approval. Following an overview of the financial statements by Mr. Watt, upon motion duly made by Ms. Johnson, seconded by Mr. Oldani and unanimously approved, it was

RESOLVED that the current disbursements are approved and that the financials are accepted as presented.

**Management Report**

*Covenant Control/Architectural Review Logs*

Mr. Watt presented the management report. The next tribunal is scheduled for February 20, 2006 at 6:00 P.M. Mr. Oldani noted that the landscaping at 3275 Running Deer Dr. was not complete and requested that the Board be strict with gaing complete compliance.

*A/R*

There are a total of 133 delinquent accounts (down from 206 last month). 34 accounts are in an advanced stage of collection or covenant control through Mr. Hoehn's office.

***Management Projects***

*Beautification*

Additional Phase 5 projects will be identified. See Committee report above.

*Park*

See Committee report above.

*Tract F, Filing 6*

The project is pending the land survey.

*Survey*

Parameters are being set with Resolution Research for Board review.

*Fence Repairs*

Repairs are in progress.

*Dog Park*

The Board agreed to hear the proposal from CRD.

*Trash Collection*

Bids are being solicited.

**Unfinished Business**

There was no discussion of unfinished business.

**New Business**

***Reconfiguration of Delegate District 3***

Upon motion made by Ms. Johnson, seconded by Mr. Johnson and unanimously approved, it was

RESOLVED that District 3 be reconfigured to include the Church's newly acquired Filing 18.

**Adjournment**

Upon motion duly made, seconded, and unanimously approved, the Board meeting was adjourned at 7:45 P.M.

\_\_\_\_\_, Secretary