MEADOW HILLS IV CONDOMINIUM ASSOCIATION 2023 ANNUAL MEETING MINUTES: FEB. 16, 2023

BOARD MEMBERS PRESENT: Frank Davila, Leigh Olson, Tina Rowe BOARD MEMBER ABSENT: Sandra Hamper

HOMEOWNERS: Sign-in available at management company office CPMG: Association Manager Lynda Reifman

Quorum of homeowners established through in-person attendance and proxies.

2022 Annual Meeting Minutes:

A motion was made by Leigh Olson, seconded by Frank Davila, and passed unanimously, to approve the 2022 Annual Meeting minutes as written.

*The Board adopted a rule and process for installation of electric vehicle charging systems. This rule was mailed to owners and posted on the Association's resource website:

www.withcpmg.com and follow the link to MEADOW HILLS IV.

*The Board adopted three revised Governance Policies to comply with Colorado HB1137. All Governance Polices are accessible on the Association's resource website.

*Continuing maintenance was completed including tree health care applications, gutter cleaning and repairs as needed, grounds services and snow and ice management.

*Consideration of replacing the wood retaining walls leading to each building was the main focus of the Board in the past year.

Homeowner Discussion: Wood retaining wall replacement The Board obtained budgetary proposals to replace these walls with decorative block and met with two of the contractors. Bids ranged from \$145,822 to \$238.924. These proposals do not include required engineering oversight, removal and replacement of landscape, repairs to the concrete driveways or removal and replacement of individual air conditioning units. Engineering proposals ranged from 45,535 to \$13,880.

Funding options for this project were discussed and included a multi-year bank loan, special assessment and/or increasing monthly assessments.

Homeowners in attendance agreed that the Board should have the walls inspected for structural integrity every two years. The Board will continue to explore funding options for a one-time project or a phased project.

2023-24 Budget:

The 2023-24 operating budget was adopted by the Board of Directors, mailed to owners and presented for comment at this Annual Meeting.

The Association's financial position as of Jan. 31, 2023:

Operating: \$7,600.29 Reserve: \$\$85,845.34

Board Member Election:

The terms of Sandra Hamper, Frank Davila and Leigh Olson concluded at this Annual Meeting.

Sandra Hamper and Frank Davila declined to seek re-election. Both were thanked for their service as Board members. Aaron Hyatt and Jennifer Burwell were nominated and Leigh Olson declared for re-election.

A motion was made by Frank Davila, seconded by Leigh Olson, and passed unanimously, to elect and re-elect these homeowners by acclamation to the Board. Each will serve a two-year term in accordance with the Association's Bylaws.

Home Security and Safety Presentation: Tina Rowe
Tina Rowe, former United States Marshall and law enforcement
office, discussed practical preventative measures regarding
home and vehicle protection. A handout attached to these minutes
was provided to homeowners at the meeting.

Adjournment: 7:10 p.m.