## DRAFT: 2022 ANNUAL MEETING MINUTES TO BE APPROVED AT 2023 ANNUAL MEETING

# MEADOW HILLS IV CONDOMINIUM ASSOCIATION 2022 ANNUAL MEETING MINUTES: FEB. 3, 2022

BOARD MEMBERS PRESENT: Sandra Hamper, Tina Rowe, Leigh Olson BOARD MEMBER ABSENT: Frank Davila HOMEOWNERS: Sign-in available at management company office CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 6:00 p.m. by Leigh Olson.

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

#### 2021 Annual Meeting minutes:

A motion was made by Sandra Hamper, seconded by Leigh Olson, and passed unanimously, to approve the 2021 Annual Meeting minutes as written.

#### Board of Directors Report:

- \*Replacement/repairs to joist system of decks at 3921 and 3911.
- \*Mailbox replacement due to vandalism.
- \*Annual gutter cleaning.
- \*Concrete repairs/replacement to several sidewalks.
- \*Replacement of garage door motor at 3914.
- \*Proposals obtained for replacement of wood retaining walls bordering the driveways to each building.

#### 2022-23 Budget Presentation:

The 2022-23 budget based on a \$12.00 increase in monthly assessments was mailed to owners on Nov 22, 2021, and presented for comment at this meeting.

### Board Member Election:

Tina Rowe's term concludes at this Annual Meeting. A motion was made by Leigh Olson, seconded by Sandra Hamper, and passed unanimously, to re-elect Tina Rowe to a three-year term.

Homeowner Topics:

- \*Tina Rowe volunteered to contact Aurora Water regarding rebates to Association's for replacing turf with xeric plants and shrubs.
- \*Options for replacement of the common garage doors were discussed.
- \*Individual HO6 homeowner insurance should include a special assessment rider to cover owners should the Association file an insurance claim.
- \*Concerns expressed regarding an apartment complex at the Parker/Quincy intersection. Homeowners were encouraged to participate in the scheduled open forums.

Adjournment: 7:10 p.m.