

# *Arapaho Meadows Homeowners Association*

## *2024 Annual Meeting Draft Minutes*

July 13, 2024

*Jeff Van Bogaert, President; Stephen Tyman, Secretary-Treasurer*

### ATTENDEES:

Richard Berry, Kevin Conrad, Greg Leitner, Robert Litherland, Anthony Milosevic, Bob and Cara Stephen, Lynn Trumble, and Penny Van Bogaert. This group constituted a quorum.

### *Meeting Minutes:*

President Van Bogaert called the meeting to order at 11:05 AM.

### **Financial Report**

We are accelerating our balance in our savings account at \$2,000 per year. We have a balance of \$20,000. We will probably lower our annual assessment. It should be noted that we have unexpected expenses from time to time. Last year we had to spend \$1,000 to take out a tree in the common area.

### **Weed Control**

Brian Kolokowsky of Deep Root Tree and Weed Care is expected to be here next week. Brian sprays our common areas and outlets. He will spray weeds on owner's lots and his charges are reasonable. His phone number is 970-238-6505.

If individual owners don't take care of noxious weeds on their lots, the Town Code Enforcement can require remediation. Code enforcement can be initiated by the HOA, if the homeowner refuses to handle the problem, or by individual homeowners. The following are noxious weeds:

- Both Musk and Canada Thistle
- Both Diffuse and Spotted Knapweed
- Both Dalmation and Yellow Toadflax
- Common Mullein
- Cheat grass, also called Downy Brome

The thistles are difficult to control once they have established themselves, and are very unpleasant to remove manually.

Cheatgrass is highly flammable, and therefore a safety issue. Brian does pre-emergent spraying for cheatgrass in the Fall.

### **Dark Sky**

Estes Park is a Dark Sky community, and external lights need to shine downward. Most of our homes

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were built before this ordinance was adopted, and have traditional lighting. The traditional lights are usually tolerated if they are shut off by 10:00 pm. Anyone can call Town Code Enforcement if lights are a problem.

### **Board Member Election**

There is one open three-year Board position. No one at the meeting formally stood for election, although one Greg Leitner volunteered to serve if no one comes forward.

Steven Tyman said that we need a third Board member as we need continuity with new people coming on the Board as other members end their terms. If we can't establish a Board, we can't necessarily combine with Arapaho Estates Board. We don't know what their CC&R's are, and they are twice our size, so we would have to adopt their restrictions.

### **Members' Issues**

Planning control was questioned and the Town is the agency for the Town of Estes Park and Larimer County is responsible for unincorporated areas.

Questions were raised as to rental houses and long term rental. The HOA documents state that the association must have a copy of the rental agreement for not less than a one-year term. Since a house has been rented for more than one year, is there a current rental agreement? The Board will look into this with the owner and the rental agent and report back within three weeks.

Noise issues – these are the responsibility of the Town. Parking issues – only one car may be routinely parked in the driveway overnight per the CC&R's. If the Board receives a complaint signed by five dwelling owners, they must take action on the complaint, which could include fines, costs of enforcement, and property liens.

It is illegal to park on Estes Park streets if there is not a center line.

The slash dumpster is coming next week. Pine cones and needles have to be bagged. Bags are available at Ace Hardware.

President Van Bogaert adjourned the meeting at 11:55 AM.

Respectfully submitted,  
Jeff Van Bogaert, President