

# **Arapahoe Meadows Home Owners Association**

## **Draft Annual Meeting Minutes**

### **June 12, 2021**

The Annual Meeting and Picnic was held in the Conrad's driveway. The meeting was called to order by Kevin Conrad, President, at 1:20 pm.

The treasurer's report was given by Stephen Tyman, Treasurer. The HOA currently has a total of \$18,609.00 in assets, as compared to \$17,756 last year. Mr. Tyman reported that the HOA is in good shape financially.

Mr. Conrad reported on the results of last year's weed abatement activities, and discussed this year's prognosis. We are not expecting any unusual difficulties in this area.

Mr. Conrad discussed wildfire mitigation, suggesting that homeowners should establish a buffer between their homes and hazardous vegetation. He also recommended that homeowners take advantage of their insurance company's wildfire mitigation review, if available.

There was a brief discussion of establishing a slash pile in the meadow to eliminate mitigation debris. An objection was raised because the resultant smoke could cause problems for the respiratorially impaired in the community. No action was taken.

There was also a discussion of placing slash at the end of one's driveway, and contacting the HOA Board to have the slash removed. Anyone interested in this option should contact a member of the Board prior to commencing any mitigation to ensure that this is an available option. It is not at this time. If there is sufficient interest, the Board will pursue this option.

Pete Johnson reported for the Architectural Review Committee that they are working on producing a Guidelines document for release shortly which will address fencing, out buildings, solar, and driveways.

As part of the HOA Owner Education requirement, Mr. Conrad explained the need for a one year board member time this year only.

Mr. Conrad called for volunteers for nomination for the one year and three Board positions. There were no volunteers from the members present. Mr. Conrad nominated Jeff Van Bogaert for the three year position, seconded by Stephen Tyman. Mr Van Bogaert was elected unanimously. Stephen Tyman nominated Kevin Conrad for the one year term, seconded by several people. Mr. Conrad was elected unanimously.

Mr. Conrad then opened the meeting to questions from the membership.

One of the members had a question about eliminating cheat grass. Following a general discussion, Mr. Conrad said that the Board would post something to the website asking who

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was interested in having the Board investigate obtaining a vendor interested in spraying the area. Each homeowner would be responsible for payment for the spraying on their property. Anyone interested in this option should contact any Board member.

A member asked about the status of the Raven Rock development. There followed a general discussion of that topic, and other potential developments in the area. Essentially nothing definitive is known, but we can expect further development in the area.

In the absence of further questions, Mr. Conrad adorned the meeting at 2:00 pm.

Respectfully submitted by Jeff Van Bogaert, Secretary