

Meadow Creek Homeowners Association

Annual Meeting

Minutes

Held September 12, 2020 via Internet Teleconference (Zoom).

Meeting Opened:

The meeting was called to order by the President, Kim Howland, at 10:00 am.

Officers online were:

Kim Howland, President

Daniel Clark, Secretary

Andrea Blankenship, Vice President

Aleda Kresge, Treasurer

Not present:

Robert Nicol, Architectural Committee

Kent Willis, Member at Large

Board Activity

Ms. Howland opened the meeting with a count of online attendees and proxies present. A quorum of 40 was determined to be present with a total of 45 votes.

Ms. Howland presented the Minutes from the previous Annual Meeting for approval via online display. A motion was made to approve the Minutes, and the Minutes were approved.

Financial Review

Ms. Howland next presented the Association's annual financial reports.

Some expense was incurred in restoring and improving the Association website. Improvements are ongoing.

Almost all dues collection is now online. Ms. Kresge encouraged the use of Paypal for paying dues. Ms. Kresge reported that as of the date (9/12), 25 parties had not paid their dues in their dues.

A motion was made to approve the financials as presented, and the motion was carried.

Architectural Committee

Ms. Howland then offered a report of the Architectural Committee (AC). [Mr. Nicol was not present].

Ms. Howland reported that several roofs had been successfully replaced in the neighborhood with compatible but non-matching materials and colors, as may be required by the letter of the current covenants. Ms. Hassel thanked the Committee for its flexibility in approving her roof project.

There followed some discussion of architectural requirements, especially with respect to matching colors across attached units with different owners. Owners voiced concerns that Committee color-approval requirements could complicate needed repair projects.

It was noted that the AC used to maintain a list of approved exterior paint colors, but this list was largely displaced by language that requires compatibility with existing colors. Some homeowners expressed a preference for a color list.

Several homeowners pointed out that creating exact matches for attached units is no longer possible due to changes in building materials and the colors offered by vendors for components such as windows.

Mr. Clark suggested that homeowners concerned about color-compatibility requirements consult first with their attached neighbors to determine what will look good and maintain their property's value. The AC can only do the same thing.

Mr. Sixberry remarked that homeowners should check their unit's individual deeds: they may contain party-wall agreements that specify paint requirements.

A homeowner suggested that language in the original covenants that allows the AC to pass on the quality of building materials be removed.

Ms. Kresge suggested the Board clarify its requirements among its members. Ms. Howland undertook to consult with the Architectural Committee.

Covenant Amendments and Vote

Ms. Howland moved on to consider a vote on the Amendments to the covenants that have been sent to the Membership.

Ms. Howland pointed out that the purpose of the covenants is to maintain property values by preventing construction of incompatible structures. The original covenants contemplated new construction on empty lots and some of the architectural language therefore may seem obsolete, however the language would still be applicable in the case of a teardown and rebuild, and still applies in lesser degrees to remodels. The Association does not have any common property or empty lots. The Amendments consist largely of updates to the original language to recognize these changes over time.

Mr. Clark pointed out that a vote on the proposed changes to the covenants required more votes (75% of the membership) than present at the meeting.

Ms. Howland remarked that there are different “substantial” and “technical” changes to the covenants, which may be voted on separately. Among the “substantial” components are revisions to dues-setting and collection, and architectural clarifications, including the permitting of solar installations (not allowed under existing language). Adding language to permit voting by (secured) email is among the “technical” changes. Mr. Willis believes voting by email is already permitted by state HOA law.

Ms. Howland proposed the meeting vote to approve the plan of the Board to submit the covenant changes, as delivered, to the Membership for the required 75% vote, and allow the vote to be effected via email. The plan was approved with no objections.

Ms. Howland requested assistance to solicit and collect the covenant votes. Claire Hanson and Chester Pauls volunteered.

Other Business

Ms. Howland proceeded to entertain new business.

A concern was raised about unleashed dogs. The meeting was reminded the Town has a leash law.

It was remarked that fire pits are allowed but require approval from the Town.

There was some discussion of the merits of the HOA negotiating a discount for trash or snow removal for participants. Ms. Kresge observed that an obstacle to such arrangements was the necessity for cash collection by the group’s administrator. Ms. Zenick pointed out that membership in the bargaining group could be voluntary, reducing this burden. Ms. Blankenship suggested that the HOA website could act as an information hub for creating a group. Mr. Sixberry noted that a bargaining group does not have to be the HOA.

Ms. Robin Zenick volunteered to set up a copy of the software application “Next Door” as a resource for sharing information within the neighborhood and creating a bargaining group. Ms. Zenick will exchange information with Ms. Howland to set up the system. Ms. Hanson may then solicit interest in negotiating a group rate for snow removal.

Election of Directors

Ms. Howland moved onto the election of Directors. The Board has a vacancy for Treasurer and asked for volunteers. Andrew Raucci volunteered, and was voted onto the Board.

Ms. Howland also requested volunteers to fill the two empty seats on the Architectural Committee. Claire Hanson and Robin Zenick responded and were accepted.

The terms of existing Board members were extended for another year.

Ms. Howland then moved to adjourn, and the motion was carried. The meeting adjourned at 11:10 am.

Respectfully submitted,

Daniel Clark
Secretary