

Meadowdale Hills Property Owners Association

2024 Annual Meeting

In-Person and by Zoom

The meeting will begin at 6:30p MST

MHPOA Annual Meeting Agenda

1. Approve 2023 Annual Meeting Minutes
2. Elections: 2024-2025 Board
3. Fire Safety Reminder
4. 2025 Budget
5. Proposed Article XII Section 12.2 bylaw change
6. 2023 Yearend Financials; 2024 2nd Quarter Financials
7. 2023 Yearend Financials; 2024 2nd Quarter Financials
8. ACC-Architectural Control Committee
9. GID-11 Roads Report
10. Brief Mentions
11. Any New Business

2023 MHPOA Annual Meeting Minutes Approval

2023 MHPOA Annual Meeting Minutes
are on the MHPOA Website
www.mhpoa.com

Election: 2024-2025 Board of Directors

OFFICE	CURRENT BOARD	PROPOSED BOARD
President(1+1)	Dan Turk(1)	
Vice President(1+1)	Susan Johnston(2)	
Secretary(1+1)	Brigitte Delisa(2)	Kristin Schmelter(0)
Treasurer(1+1)	Brigitte Delisa(2)	Pattie Rowan(0)
Director-at-Large 1(2+)	Kevan Davidson (2+)	
Director-at-Large 2(2+)	Keith Pearson(2+)	
Director-at-Large 3(2+)	Trevor Igel (2)	
Director-at-Large 4(2+)	Skye Stiner(1)	Phil Mclain(0)
Director-at-Large 5(2+)	Kristin Schmelter(1)	Shannon Considine(0)
Past President - Ex Officio	Kathy Moran	

Community Wildfire Protection

NEAREST FIRE HYDRANT MORE THAN 3 MILES AWAY!

Contact Estes Valley Fire Marshal (970-577-0900)
for your FREE home and property Firewise inspection

Working Smoke Alarms and CO Sensors

Keep roads open

Follow Estes Valley Fire Protection at estesvalleyfire.org

We are all in this together

Community Wildfire Protection

MHPOA One Time Per Year Slash Chipping

1. Part of MHPOA dues go to Fire Risk Mitigation
2. One time per year, some time after 1st Saturday in June
3. Slash burning is illegal from May 2 to Sept 30
4. Open burning from Oct 1 to May 1 requires a permit
5. Open burning without a permit: \$10,000 per day fine
6. Slash can be taken to the *Boulder County Community Forestry Sort Yard*
 - No Fee
 - Easy, quick registration process on site
 - Located off HWY 7 close to Eagle Plumes Native American store, on the east side of the road
7. Feedback on 2024 slash pickup

Some Lessons Learned

Is your Homeowner's Insurance up to date?
Will it cover current costs to rebuild?

Do you have a "grab and go!" evacuation plan in place?

Resources at estesvalleyfire.org

2025 BUDGET

- OUR CURRENT BYLAWS STATE (ARTICLE XII,12.2) THAT EACH YEAR, BEFORE THE ASSOCIATION ANNUAL MEETING, THE BOARD OF DIRECTORS WILL ADOPT AN ANNUAL BUDGET AS PROPOSED BY THE SECRETARY-TREASURER .
- SINCE OUR ACCOUNTING PERIOD HAS MOVED TO AN ANNUAL, JANUARY TO DECEMBER REPORTING PERIOD, WE DO NOT HAVE ENOUGH ACTUALS FOR THE CURRENT YEAR TO DEVELOP A BUDGET THAT CAN BE PRESENTED TO THE MEMBERSHIP FOR NEXT YEAR.
- THE TREASURER PROPOSES THE FOLLOWING CHANGE TO OUR BYLAWS IN ORDER TO COMPILE AND PRESENT A MORE REALISTIC BUDGET TO THE BOARD FOR APPROVAL.
-

PROPOSED ARTICLE XII 12.2 BYLAW CHANGE

CURRENT ARTICLE

"Article XII 12.2 "Each year, before the Association Annual Meeting, the Board of Directors shall adopt an Annual Budget as proposed by the Secretary-Treasurer".

PROPOSED LANGUAGE:

"Before the end of each calendar year, the Board of Directors shall adopt an annual budget for the upcoming year as proposed by the Treasurer."

2023 MHPOA Yearend Financials
2024 1st Quarter Financials
2024 2nd Quarter Financials

Posted on the website at www.mhpoa.com

Meadowdale Hills Property Owners Association - Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Operating Fund Checking	\$53,668.43
Reserve Fund/Savings PMCU	\$52.77
PMCU 17 Month CD	\$23,233.38
Total Bank Accounts	\$76,954.58
TOTAL ASSETS	\$76,954.58
 LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	\$0.00
Total Liabilities	\$0.00
 Equity	
Unrestricted Net Assets	\$76,954.58
Restricted Net Assets	\$0.00
Total Equity	\$76,954.58
 TOTAL LIABILITIES AND EQUITY	 \$76,954.58

Assessment report:	166	Assessable Lots
Lots current through Dec 23	149	89.76%
Current year past due 2023	13	7.83%
Delinquent Lots (one year 2022)	1	0.60%
Delinquent Lots (More than 3 years)	3	1.81%

Accounting is cash-basis. Therefore, assessments that have been invoiced but not yet collected are not include in the assets.

Current year is not late until Annual Meeting 2023

Goal for the Reserve Fund is \$22,500 which equals one-year of expenses.

Meadowdale Hills Property Owners Association - P&L*
 January 1, 2023 to December 31, 2023

REVENUE	Year-to-Date	12 Month Budget	Variance
Assessments - Current	\$ 22,350.00		24,900.00 \$ (2,550.00)
Assessments - Past Due	\$ 50.00		0.00 \$ 50.00
Interest	\$ 893.31		0.00 \$ 893.31
Other (liens)	\$ -		0.00 \$ -
Other Misc	\$ -		0.00 \$ -
TOTAL REVENUE	\$ 23,293.31		24,900.00 \$ (1,606.69)
GROSS PROFIT	\$ 23,293.31	\$ 24,900.00	\$ (1,606.69)
EXPENSES	Jan - Dec 2023	12 Month Budget	Remaining
Annual Meeting	\$ 390.21	\$ 700.00	\$ 309.79
Computer/Website	\$ 340.33	\$ 185.00	\$ (155.33)
Fees	\$ 43.00	\$ 65.00	\$ 22.00
Fire mitigation	\$ 5,462.50	\$ 2,500.00	\$ (2,962.50)
General expense	\$ -	\$ 150.00	\$ 150.00
Insurance, liability	\$ 684.00	\$ 300.00	\$ (384.00)
Insurance, O&D	\$ 306.00	\$ 700.00	\$ 394.00
Legal expense	\$ 1,541.50	\$ 2,500.00	\$ 958.50
Office supplies	\$ 21.36	\$ 150.00	\$ 128.64
Postage	\$ 49.76	\$ 400.00	\$ 350.24
Printing	\$ 16.32	\$ 500.00	\$ 483.68
Rental	\$ -	\$ -	\$ -
Road work	\$ -	\$ 9,000.00	\$ 9,000.00
Signs and banners	\$ 223.32	\$ 750.00	\$ 526.68
Snow removal	\$ 4,058.00	\$ 5,000.00	\$ 942.00
TOTAL EXPENSES	\$ 13,136.30	\$ 22,900.00	\$ 9,763.70
NET OPERATING INCOME	\$ 10,157.01		2,000.00 \$ 8,157.01
OTHER EXPENSES	\$ -		0.00 \$ -
NET INCOME	\$ 10,157.01		2,000.00 \$ 8,157.01

*The 2023 yearend P&L was finalized on 4/22/2024

Meadowdale Hills Property Owners Association - Balance Sheet
 As of June 30 2024

	TOTAL		
ASSETS			
Current Assets			
Bank Accounts			
Operating Fund Checking	\$37,333.74		
Reserve Fund/Savings PMCU	\$53.95		
PMCU 17 Month CD 0060	\$23,695.94		
PMCU 17 Month CD 0061	\$24,197.52		
Total Bank Accounts	\$85,281.15		
TOTAL ASSETS	\$85,281.15		
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities	\$0.00		
Total Liabilities	\$0.00		
Equity			
Unrestricted Net Assets	\$85,281.15		
Restricted Net Assets	\$0.00		
Total Equity	\$85,281.15		
TOTAL LIABILITIES AND EQUITY	\$85,281.15		
Assessment report:	166	Assessable Lots	
Lots current through June 24	163		98.19%
Current year past due 2024	1		0.60%
Delinquent Lots (one year 2023&2024)	0		0.00%
Delinquent Lots (More than 3 years)	2		1.20%

Accounting is cash-basis. Therefore, assessments that have been invoiced but not yet collected are not included in the assets.

Goal for the Reserve Fund is \$22,500 which equals one-year of expenses.

Meadowdale Hills Property Owners Association - P&L
 January 1, 2024 to June 30,2024

REVENUE	Jan - Jun 2024	12 Month Budget	Variance
Assessments - Current	\$ 16,954.80	\$ 24,900.00	\$ (7,945.20)
Assessments - Past Due	\$ 2,179.50	\$ -	\$ 2,179.50
Interest	\$ 1,016.73	\$ -	\$ 1,016.73
Other (liens)	\$ -	\$ -	\$ -
Other Misc	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 20,151.03	\$ 24,900.00	\$ (4,748.97)
GROSS PROFIT	\$ 20,151.03	\$ 24,900.00	\$ (4,748.97)
EXPENSES	Jan - Jun 2024	12 Month Budget	Remaining
Annual Meeting	\$ -	\$ 400.00	\$ 400.00
Computer/Website	\$ 104.44	\$ 400.00	\$ 295.56
Fees	\$ 10.00	\$ 45.00	\$ 35.00
Fire mitigation	\$ 4,400.00	\$ 5,500.00	\$ 1,100.00
General expense	\$ -	\$ -	\$ -
Insurance, liability	\$ 782.00	\$ 684.00	\$ (98.00)
Insurance, O&D	\$ 306.00	\$ 306.00	\$ -
Legal expense	\$ 435.00	\$ 1,500.00	\$ 1,065.00
Office supplies/Postage/Print	\$ 726.82	\$ 120.00	\$ (606.82)
Rental	\$ -	\$ -	\$ -
Road work	\$ -	\$ 14,000.00	\$ 14,000.00
Signs and banners	\$ -	\$ 200.00	\$ 200.00
Snow removal	\$ 4,822.20	\$ 5,000.00	\$ 177.80
Taxes	\$ 238.00	\$ -	\$ (238.00)
TOTAL EXPENSES	\$ 11,824.46	\$ 28,155.00	\$ 16,330.54
NET OPERATING INCOME	\$ 8,326.57	\$ (3,255.00)	\$ 11,581.57
OTHER EXPENSES	\$ -	\$ -	\$ -
NET INCOME	\$ 8,326.57	\$ (3,255.00)	\$ 11,581.57

Architecture Control Committee

Office	Current	
Chair	Keith Pearson	
Member-at-Large 1	Sarah Westerheide	
Member-at-Large 2	Ron Nicholson	

Architecture Control Committee

ACC: Keith Pearson, Chair, Ron Nicholson, Sarah Westerheide

ACC review and approval required before starting construction on new, additions, or renovation construction

Structures must be residential, single family - One dwelling per lot, plus one detached garage and one storage building.

Home-based businesses have limitations.

No temporary structures (trailers, shacks) or open storage of materials. No unlicensed or inoperative vehicles. No RV's parked on the street.

Driveway culverts are required unless driveway does not interfere with road water runoff.

Architecture Control Committee

JULY 2023 – JUNE 2024 ACTIVITY

- . 440 Pine Tree: Attached High-Bay Garage
- . 251 Pine Tree: 120 s.f. Shed
- .229 Pine Tree: Inquiry re. Solar Panels
- .19 Forgotten Way: Inquiry re. Tree Removal
- .255 Pinyon Trail: Inquiry re. Fencing
- .601 Pine Tree: Realtor's Inquiry re. ACC Guidelines
- .73 Forgotten Way: Inquiry re. Replacement of Windows
- .286 Pine Tree: New Siding
- .210 Pine Tree: Inquiry re. ACC Guidelines for sheds and garages
- .734 Pine Tree: Inquiry re. Propane Tanks
- .642 Alpine: Inquiry re. ACC Guidelines for sheds

General Improvement District

Board Members: Chip Sproul (two positions open)

General Improvement District (GID) 11 – Independent of MHPOA

Funding from Meadowdale Hills mill levy

Money controlled by County, paid to County-certified contractor

GID identifies work needed and verifies work completed

Roads in MHPOA are a Public/Private Partnership with Larimer County

They are secondary county roads. Larimer County contracts with and pays Contractor from mill levy monies and POA pays for any amount over and above the mill levy collected by the county

Pole Hill Road is Larimer County Responsibility and not the responsibility of the POA

Brief Mentions

Check the Website for Information at www.mhpoa.com

Update your Contact Information - Especially your email address - at mhpoasecy@gmail.com

- ❖ Pursuant to our By Laws, where allowed, we will be communicating exclusively through email.
 - Look for your email from the Board in email spam, junk folders.
 - Set your settings to accept email from mhpoasecy@gmail.com
 - *If you have a special situation, contact our Secretary at 100 Meadowview Dr., Estes Park, CO 80517, or mhpoasecy@gmail.com*

Brief Mentions

Larimer County Noxious Weed Management Code

1. Under Larimer County Code property owners are responsible for noxious weed management.
2. Contact Estes Land Stewardship Association for weed information and help:
ELSA.weeds@gmail.com
3. Larimer County Weed Control Program
(970) 498-7683

Any New Business?

What would you like the Board to be working on next year?

Thank You for Attending!