

GOLDEN MEADOWS HOA ANNUAL MEETING

Sat. January 10, 2026

The meeting was called to order by Barbara Osgood-Hartness at 10:03 a.m.

Attending: 19 Homeowners were present and Barbara had received 2 proxy forms, resulting in a quorum being present. Board members present were Barbara Osgood-Hartness, Joe Carey, Maggie Massary, and Donna Cox. Sharon Malek (Community Ambassador) was also in attendance.

Meeting minutes from the 2025 annual meeting were read. Barbara moved, Maggie seconded and the membership unanimously approved.

Treasurer's Report: Grant was out of the country, but provided the treasurer's report which Barbara read.

Jan. 1, 2025 balance: \$4459.63

We had 29 paid members (64%) in 2025; 2026 HOA dues are now \$45 per lot

Expenses: \$2050.94 (including mitigation & mailbox repair expenses, filing fees and ICFPD donation)

12/31/25 balance: \$3383.69

Barbara made a motion to accept the report, Jack seconded and it was unanimously accepted. Bill H. made a motion to donate \$750 this year to Conifer FD, and to give the board authority to donate an additional \$250 in 6 months, after reviewing our finances. Barbara seconded and motion was accepted. Trudy questioned whether it would be beneficial to snail mail a dues request, but Barbara recommended not giving the board another job or spending HOA funds to do it. Forty-three of the 45 lots in Golden Meadows have provided at least one email address and the board has been and will continue to use email to communicate the frequent announcements and reminders throughout the year.

Election of Board members: Currently serving- Barbara Osgood-Hartness, Maggie Massary, Caroline Stailey, Joe Carey with Grant Stailey and Donna Cox ending their 3 year terms. No volunteers came forward for Grant or Donna's positions. Barbara moved and Carol H. seconded retaining Donna for another 3 years. Barbara moved and Lisa N. seconded retaining Grant for another 3 years. The membership unanimously approved.

Committees: Barbara thanked all past volunteers for their service. Here are the 2025 committees:

Social: Caroline S. and Maggie M. will continue and Lisa N. volunteered to assist.

Architectural: Joe Carey, Jack C., Warren W., and Ron H.

H.E.A.T.: Dave Shaver volunteered to assist Donna C.

Welcome Wagon: Donna C. and Caroline S. will again welcome new neighbors

Directory: Bill Horger will keep our neighborhood directory updated with input from the Welcome Wagon. If you have changes to your email or other contact information, please let Bill know so he can keep the directory updated.

Recap 2025 projects:

Mailbox repair-Joe, Jack, Warren, Ron and Al H. did major repair work on a large bank of mailboxes in disrepair.

Mitigation-concentrated on roadside clearance and rented a roll off, which we filled. We need more help in 2026. Trudy suggested that we could do 2 dates in the summer, but getting volunteers is a challenge. Jon asked if it would be more effective to have a uniformed firefighter knock doors on homes where roadside mitigation needs to be done. Rachel R. says they don't have the personnel to address the issue. Donna said Jeffco indicated that the Transportation Department may address access/egress route mitigation in the future. It was confirmed that we are still a Firewise

Community though only USAA Insurance is known to give a premium discount for this distinction. Other value of being a Firewise Community may be in resale value of homes.

Road paving-was completed. Barbara asked the county about putting up more speed limit signs, reminding drivers of the **20 MPH limit**. The county has the required signs in place and will not install more.

Ongoing effort to put a stop to speeding dirt bikes on our roads- Just keep contacting Jeffco @ 303-980-7300 or electronically at <mailto:https://spark.backingfire.com/jeffcomco>. We also need to attempt to find out which homes they are coming from. Sharon has posted these concerns on HHA social media.

Maggie reported that we had a successful Progressive Dinner and summer picnic. Social hours have been being hosted by various neighbors. We need volunteers for this winter and spring. The Little Free Library has been successful. Please continue to donate books and puzzles.

Barbara thanked the neighbors for addressing the removal of political and social impact signs, thus helping to avoid polarization of GM homeowners. County regs state that political signs are allowed for a 6 month period, but we are hoping that anyone who posts for the 2026 midterm elections will choose to do so for a much shorter period around the election date.

Joe explained the new architectural approval form and process.

Barbara reports that 83% (80% required) of HO's approved the revised covenants, which are now updated (and filed) to comply with Jeffco codes. She reminded HO's to get the necessary permits and follow Jeffco code requirements when starting any construction project, as well as submitting to the Architectural Committee as required in the covenants.

Guest Speaker- Rachel Rush spoke to the membership about Jefferson County's new Wildfire Resiliency Code (WRC). A new draft will be published by the end of January. It must be adopted by April and enforcement will begin in July, 2026. The Marshall Fire, which burned 6,000 acres, 1,000 structures and resulted in 2 deaths prompted the development of the Colorado Wildfire Resiliency Code. Jeffco wanted to expand on that with the development of a code specific to our county. We are in a zone called Wildland Urban Intermix. The WRC is not retroactive, but will address requirements pertaining to the required Defensible Space permit and construction materials for new construction, and also for exterior alterations to existing structures in unincorporated areas like our neighborhood. This will apply to us. CFD will try to make their Home Hazard assessment consistent with Jeffco's WRC.

New Business:

- Jeffco's slash program will begin accepting bags of needles –bags must be dumped, no bags may be left in the slash yard. Tincup Ridge Slash Yard will be accepting windstorm clean-up slash (no Christmas trees) on Jan. 23 & 24.
- Broken Spoke & Surrey sign needs to be straightened.
- Barbara will contact Jeffco Road & Bridge to connect them directly with two neighbors reporting a need for additional road mix for use on driveway to pavement transitions.
- Pavement edges are beginning to break down in some locations. We will need to watch that pavement is being maintained.
- Suggestions for mailbox/package theft? Look out for your neighbors. Ask a neighbor to pick up packages if you are out of town or can't get to the mailbox. Possible live cameras to catch thieves will also be researched.
- It was suggested that GMHOA might consider purchasing a chipper. Warren said to do us any good it would have to be a large one, which would be expensive. Barbara also asked who would be responsible for storage and maintenance. It is probably better to rent one if we need it.

The meeting was adjourned at 12:04 p.m.

Respectfully submitted,

Donna Cox, Secretary

