

GOLDEN MEADOWS HOA ANNUAL MEETING

Sat. January 11, 2025

Meeting was called to order by Barbara Osgood-Hartness at 10:06 a.m.

Attending: 17 Homeowners were present and Barbara had received 3 proxy forms, resulting in a quorum being present. Board members present were Barbara Osgood-Hartness, Grant & Caroline Stailey, and Donna Cox

Meeting minutes from the 2024 annual meeting were read and unanimously approved.

Treasurer's Report: Grant provided the treasurer's report

Overview: Jan. 1, 2024 balance: \$4579.76

31 paid members: \$1000.00

Expenses: \$1120.13 (including HEAT and ICFPD donations)

12/31/24 balance: \$4459.63

Jack made a motion to accept the report, Warren seconded and it was unanimously accepted. Jon made a motion to donate \$500 again this year to ICFPD, Jack seconded and motion was accepted.

Goals for 2025: Covenant changes, 2 more mailbox banks repaired, roadway mitigation, community events.

Election of Board members: Currently serving- Barbara Osgood-Hartness, Grant Stailey, Donna Cox New members, unanimously approved were Caroline Stailey (who will fill out 2 remaining years for Joel Fleet's term, as he felt unable to fulfill that obligation), Maggie Massary and Joe Carey will fill 3 year terms.

Committees: It was determined last year that a board member must be included each committee.

Social: Caroline S. will head the social committee and Jackie Howard will assist. They need at least one more person to assist.

Architectural: Jack C., Warren W. and Ron H. are in need of a Board member to be included.

H.E.A.T.: Donna C. needs another homeowner to volunteer to be involved in community wildfire mitigation efforts

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

Directory: Bill Horger will keep our neighborhood directory updated with input from the Welcome Wagon

Guest Speaker- Sharon Malek, Fire Department Community Ambassador, spoke about what the Ambassador Program does, mainly distributing educational materials and information regarding mitigation and acting as a liaison between the community and the fire department. She said the chipping program will take place again in 2025, but with some changes. Please visit the fire departments web pages (soon to be unified as Conifer Fire) and be sure Sharon has your email address, so you can be updated on pertinent information (homesteadgmcap@gmail.com) Be sure to document all your mitigation hours/expenses to maintain our Firewise Community certification. Jon I. reminded homeowners of the value and importance of having the fire department do a "Home Hazard Assessment. Contact "Kelly" at Elk Creek Fire.

Old Business: We still have at least 2 mailbox banks in need of repair, and covenants updated to align with Jeffco regulations for building materials.

New Business: Roadside mitigation- Barbara spoke with county and was told the county will only cut or trim trees within the "right of way" if they are within the drainage ditch or impairing the snowplows or other equipment. This conflicts with what has been shared by fire department representatives at past meetings. More research required, but it will be up to the homeowners to mitigate the roadside access/egress routes for purposes of wildfire safety. The HOA doesn't have

adequate funds to pay to have it done. Grant has an appointment with John Mandl (wildfire specialist for ICFPD) to prioritize critical egress routes in need of mitigation in our neighborhood. CORE will only trim branches in the way of lines and won't cut a tree unless it is in danger of falling on a line. Carol H. proposed writing letters to local news and county commissioners to apply pressure for necessary mitigation.

Covenants-We will continue to work on changes to our covenants, to be voted on by paid members in October 2025, per the timing restrictions in the current covenants. Barbara sent out a survey regarding proposed changes and received significant helpful feedback (33% responding). The majority of respondents were in favor of updating our covenants to be in compliance with Jeffco Residential Code for Wildfire Zone 1, also allowing chickens (no roosters), no short-term rentals or commercial events, change to allow covenant updates every 3 years, and political signage restrictions to align with Jefferson County's latest regulations.

A neighbor raised the issue of political signage still displayed more than 2 months after the election and asked how it can be addressed. Bill H. noted that Jefferson County has codes around this and the office that manages codes can do enforcement. The board noted the request for action.

Jack C. initiated discussion of raising annual dues in future years, which have not changed since 1987. The group discussed various amounts, rationale, and timing. Board collected information and will address in late 2025.

ATV and motorbike riders have been a recent disturbance and danger in the neighborhood. Call Jeffco Sheriff's department to report: 303-2715212. The more neighbors complain, the more likely they are to respond and permanently address the problem.

Rachel D. and Maggie M. would like to install a couple of small free libraries. General consensus was favorable. Check with Architectural Committee regarding construction.

Barbara moved and Jack seconded to adjourn and the meeting was adjourned at 11:48 a.m.

Respectfully submitted,

Donna Cox, Secretary

Action Items:

1. Volunteers needed for Social Committee and H.E.A.T.
2. Architectural Committee to lead repair of 2 mailbox banks
3. Grant to meet with John Mandl regarding roadside mitigation priorities
4. Board to research and plan mitigation effort, escalating within Jeffco, as needed to clarify county's role vs homeowner's role
5. Board to finalize covenant changes by October 2025 when voting starts
6. Rachel and Maggie to pursue installing free libraries.