

16th STREET MASTER HOA Board Annual Meeting Minutes

Date & Time: Tuesday, October 29, 2019 – 5:30 PM

Location: EFAA

MEETING ATTENDEES

Board Members Present	James Rudolph – President (Lots 12, 13, 14; 16 th St, Solar Row) Patti Ketchner – Treasurer (Lot 6; EFAA) Steve Muller – Secretary (Lot 15; Yarmouth Way)	Other Attendees	Cathy Badell – Yarmouth Way HOA, Snow Removal Committee Chair
Board Members NOT Present	Board Member for Southern Lights, Lots 1-4 Shyam Shresta Kelly McGrath – (Lots 5, 7, 8, 9, 10, 11; Harmony Haven)		

NEW/OUTSTANDING ACTION ITEMS:

Date Assigned	Owner	Description
10/29/20	James	Communication of the results of HOA meeting, including a reminder of dues increase for 2021 and that the need that this be communicated individual home owners in each HOA within the Master HOA.
10/29/20	Steve	Communication to Master HOA residents via Board Members of sub HOAs letting them know of the bear sighting and the rules according to City of Boulder Ordinance 8161.

DISCUSSION NOTES

- 1. Meeting Called to Order at 5:05 PM**
- 2. Approval of Previous Meeting Minutes - Unanimously approved**
- 3. Old Business**
 - a. Snow Removal contract was approved and contract signed after last meeting
- 4. 2021 Budget**
 - a. The 2021 Budget was approve & presented at last meeting
 - b. Increase in dues was noted
 - c. Discussion on whether sub-HOAs had communicated with their members the increase in dues (see action item above)
- 5. New Business:**
 - a. A Solar Row Homeowner saw a bear in the alley in September in the very early AM. Current City of Boulder Ordinance 8161 was discussed and noted that if residents are leaving trash bins overnight, then bear proof bins are required. This information will be communicated to sub HOAs (action item)
- 6. Election of Board Members**
 - a. As the Board understands them, according to 16th St. Master HOA bylaws, Board Members are elected for 2 year terms and may only exceed 2 years in the event there is no existing replacement identified from their individual sub-HOA. James, Kelly and Steve are all at the end

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of their 2 year term. However, no volunteers have come forward or been found to fill the seats from their prospective HOA's and therefor their current terms will be extended for another year.

7. Proposed 16th St. Master HOA Meeting Schedule for 2021

- a. Next regular Board meeting is scheduled to be held on Thursday, April 23, 2021 @5:30pm.

8. Adjournment – Meeting adjourned at 5:45 pm