

**Sherwood Meadows HOA  
Annual Homeowners Meeting**

Monday, March 17th 2025 at 5:30 pm

**NOTICE OF THE MEETING:** An open meeting of the Homeowners of the Sherwood Meadows Homeowners Association will be held at 5:30 pm on March 17th 2025 at the Town of Avon Community Room (virtual meeting link available for those not able to attend in person). The following items will be on the agenda for the meeting:

**MEETING AGENDA**

**I. Call to Order**

**II. Roll Call (1B Marty, Kevin 3D, Sergiu/Natasha 3C, 3B, 2E, 4A, 4B Tim and Steph, 2A, 2B, 2E, 4E, Town of Avon 1A)**

**III. Open Forum**

*Each resident present may express their concerns for up to five (5) minutes. A member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum. Speakers may not transfer their time to others.*

*Painting – needs to be redone on some units.*

*Deck work – some beams did not get replenished*

*Back yard – mud – no lawn left / May need re-graded and or re-seeded look into seed mix that is low water blend (Stephanie and Elle will reach out to conservation district about ideas for the yard)*

*Snow removal – request new vendor for next winter.*

*Adherence to policies in bylaws – in an effort to maintain our insurance (no boat, no gasoline in garage, grills- no charcoal, wood stacks -State is implementing a building code – from wildfire perspective = uncovered stack of wood)*

*Do we have limits on # of ppl who can live in each unit? – no limiting definition of #ppl per room 200sq ft / gross floor area)*

**IV. Approval of Last Homeowner's Meeting Minutes (approved by group)**

A. February, 2024 - Minutes

**V. Old Business**

A. 2024 Recap

Town of Avon did flood mitigation in 2024 to prevent future mudslides.

Town may put pipes under our entryway driveways

Plumbing – annual cleanouts – only effect building 2 & 4; building 1&3 are not included in it. Flush is done per building as each is isolated. If anything happens to building 1 or 3 then the members of each building units. (Members would like a notice of the flush out)

**VI. Presentation of Reports**

A. Financials (Movement by Natasha – 2<sup>nd</sup> by Marty)

B. Board of Directors/Manager's Report

1. Update- Water & Sewer Policy (effective 1/9/24)

**VII. New Business**

A. Review and approve 2024's budget (Accepted)

B. Election of Directors

Name	Position	Election Year	Term Exp.
Kevin Rowe Motioned to extend term 2 years	President	2023	2027
Marty Golembiewski Motioned to extend term 1 year	Vice President	2023	2026
Natasha Surdulescu	Secretary	2024	2026
Eric Rietenbach Motioned to extend term 1 year	Treasurer	2023	2026
Jena Skinner Motioned to extend 3year term	Director	2023	2028

Farnum (3B) will be a backup board member

- C. Eagle River Water Changes – BG Building works H2O Engineer – need to change meter to 2”flow from 3” flow.
- D. Loan (Loan Amortization Payments) - these were sent out (Penalty Fees for missed payment by bank – not HOA)
- E. Trash Enclosure - repair/replace (State Farm to pay for rebuild)
- F. Short Term Rentals (SM is in the ST rental overlay zone district. Properties added in 2017 w/ town of Avon. They asked if SM wanted to be included and they did not say no. Our bylaws need updated to deter short term rentals. We need removed from the overlay so that we do not have to deal with them. We can also update our bylaws). Zone Change vs Bylaw updates. Survey of home owners – then do a zone change application. Only for 30 day or less renters. Suggestions: “if you are not up to date on your dues, you cannot vote” and “short term rentals – address language”
- G. Parking (Boats Campers, Ect); Evaluate car parking spot usage. Repair Parking signage. For Vehicles only
- H. Update Website
- I. Sewer/Plumbing Reminders (Reminder – only human waste and TP go down the drain. No food, no coffee grounds, etc. No disposable wipes)
- J. Spring Clean Up (May 2025) Survey monkey- Sunday (Coincide w/ town of Avon Clean up) Free e-waste thru town of Avon
- K. HOA Dues (Increasing 5% + Water increases). Effective April 1.

#### **VIII. Adjourn (Moved by Jena, second by Eric)**

## **ANNUAL MEETING MINUTES- GENERAL SUMMARY**

### **Open Forum/Input from Residents:**

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- Residents discussed issues with painting coming off on some surfaces and the need for touch-up work around replaced windows
- A concern was raised about the backyard area becoming muddy with no lawn left
- Discussion about options for re-establishing grass, including using clover or native low-water blends
- Acknowledgment that the area would need to be closed off temporarily to regrow grass
- Two residents volunteered to contact the Conservation District for advice and potential grant funding
- Complaints about excessive dog waste in the yard area
- Concerns about the snow removal service, with plans to change contractors for next season
- Current contractor will be replaced with someone who lives closer and has already done a walkthrough
- Reminder that residents are responsible for shoveling their own driveways and around their cars
- Discussion about adherence to HOA bylaws regarding boats, RVs, and other prohibited items

### **Board Business**

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#### **Board Elections and Positions**

- Reset of board member terms to maintain proper rotation:
  - Kevin extended as president for two years (Term expires 2027)
  - Marty extended as vice president for one year (Term expires 2026)
  - Natasha maintained as secretary (Term expires 2027)
  - Eric maintained as treasurer (Term expires 2027)
  - Jena Skinner (Town of Avon or assigns) (Term expires 2028)

#### **Financial Updates**

- Discussion of water bill concerns:
- The Water and Sanitation District reclassified the property due to having a 3-inch meter
- This resulted in a significant increase (approximately \$30,000) in water costs
- The HOA is working with engineers to potentially downsize to a 2-inch meter to reduce costs
- This would require an engineering study and installation of a new meter

#### **Siding Project Update**

- The siding project is nearly complete with some touch-up work remaining
- \$15,000 is being held back until the punch list items are completed
- Overall, the project has gone well despite some issues with painting and trim work

#### **Trash Enclosure Repair**

- The trash enclosure was damaged in December when a car crashed into it

- Insurance has approved approximately \$14,000 for repairs
- Plans to rebuild it with a potentially better design that might allow for expanded parking
- Property Maintenance

#### **Plumbing and Sewer Maintenance**

- Annual cleanouts have been performed for buildings 2 and 4
- Discussion about why buildings 1 and 3 don't require the same maintenance
- Explained that each building has separate connections to the main sewer line
- Buildings 2 and 4 have more issues due to their configuration and slope
- Reminder that only human waste and toilet paper should go down drains
- Warning against disposing of coffee grounds, wipes, and other problematic items

#### **Spring Cleanup**

- Planning for a community cleanup in May
- Reminder about the town of Avon's cleanup program where large items can be placed at the curb
- Mention of free e-waste recycling available through the town

#### **Short-Term Rentals Discussion**

- Clarification that the property is in the short-term rental overlay district
- Current bylaws don't specifically prohibit short-term rentals but don't acknowledge them either
- Options discussed:
  1. Amend bylaws to specifically prohibit short-term rentals
  2. Apply for a zone change to remove the property from the short-term rental overlay
- Discussion about the pros and cons of each approach
- Plan to review bylaws and vote at the next meeting

#### **Dues and Assessments**

- 5% increase in HOA dues planned
- Additional increases may be necessary depending on the water meter situation
- Update on the special assessment for the siding project
- Confirmation that liens are placed on properties if the assessment isn't paid when a unit is sold
- Clarification on how the assessment is handled during property sales

#### **Parking Regulations**

- Discussion about parking rules and enforcement
- Concerns about boats, campers, and other recreational vehicles in parking spaces
- Acknowledgment that some units have different parking configurations
- Plans to potentially repair or replace parking signs

The meeting concluded with a reminder about community participation in maintaining the property and keeping common areas clean.

#### **Meeting Adjourned**