

**Sherwood Meadows HOA**  
**Annual Homeowners Meeting**  
Tuesday, February 20, 2024 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 February 20 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 MINUTES**

**I. Call to Order**

**II. Roll Call**

Owner's Name	Unit #	In Attendance
Town of Avon	1A	Y
Martin Golembiewski	1B	Y
Dorota Carey	1C	
Theresa & Ralph Roberts	1D	
Turi Olson	2A	Y
Alix Miller & Brittney Wong	2B	Y
Chase Rogowski & Miles Gentry	2C	Y
Ryan Rakers & Katie Schreiber	2D	
Ellen Lorenz & Eric Rietenbach	2E	Y
Joseph & Jacquie Halburnt	2F	
Tom Cronin	3A	
Farnham & Deirdre St. John	3B	Y
Natasha Surdulescu	3C	Y
Kevin & Mirjana Rowe	3D	
Kayla Wittich	4A	Y
Tim & Stephanie Kashiwa	4B	
Tobias Hellmuth	4C	
Joe Histed / Shawn Histed	4D	Y
Jim Thompson	4E	Y
Matthew Merritt	4F	

*Quorum established – 11 homeowners*

**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.*

**A. Notes:**

1. Jim Thompson - asked for explanation of new Water & Sewer Policy.
2. Kayla Wittich - deck support and paneling is rotting on her deck & plowing timing.
3. Chase Rogowski - are gutters covered by the HOA?

**IV. Approval of Last Homeowner's Meeting Minutes**

- A. [February 22, 2023 - Minutes](#)**

B. Motioned by Marty, second Kevin

## V. Old Business

### A. 2023 Recap

1. Spring Clean Up
2. Chimney Inspection & Cleaning
3. Attorney now on retainer
4. Parted ways with Mountain Life Property Management
5. Plumbing in Buildings 2 & 4
6. Dryer vents cleaned
7. Asphalt repairs
8. Vendor changes:
  - a) Pest Control
  - b) Plumbing
  - c) Waste Management
9. Fall Clean Up
10. Reserve Study Completed
11. Roof repairs
12. HOA board managed website & portal created -  
[SherwoodMeadowsHOA.com](http://SherwoodMeadowsHOA.com)

## VI. Presentation of Reports

- A. Financials
- B. Board of Directors/Manager's Report
  1. [Updated Water & Sewer Policy](#) (effective 1/9/24)

## VII. New Business

- A. Review and approve 2024's budget
  1. Marty motioned to approve financials. Kevin seconded.
- B. Election of Directors

Name	Position	Election Year	Term Exp.
Kevin Rowe	President	2023	2025
Martin Golembiewski	Vice President	2023	2025
Alix Miller	Secretary	2024	2026
Eric Rietenbach	Treasurer	2023	2025
Jena Skinner	Director	2023	2025

1. Marty nominated Alix to continue in position. Unanimous vote. New term 2024-2026.

### C. HOA Dues

1. 20% increase beginning in March - necessary for inflation, operational costs and reserve funds for complex improvements.

Unit Type	Current	New
3 Bedroom	\$490	\$588
2 Bedroom	\$377	\$452

1 Bedroom	\$211	\$254
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D. Exterior Improvements per Reserve Study

1. Board is starting to seek bids. Gauged homeowner interest (in favor).
2. 2/3 homeowner approval vote needed
3. Windows, doors and garage doors are owned by the individual units, there's the opportunity to upgrade and bulk order windows when the exterior improvements are done.
4. Insulation & vapor barrier would be a common element.

E. Spring Clean Up (May 2024) - 3rd or 4th weekend in May

1. HOA to determine best date.
2. Dead tree on west side of building needs to be evaluated/removed.

**VIII. Adjourn**

- A. Jena motioned, Alix seconded – meeting adjourned at 6:30pm.