



**Sherwood Meadows HOA
Annual Homeowners Meeting
Thursday, June 18th 2026 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 June 18th 2026 at the Town of Avon Community Room (virtual meeting link available for those not able to attend in person – sent out by Jena Skinner). The following items will be on the agenda for the meeting:

MEETING AGENDA

I. Call to Order 5:37 pm 6/18/26

II. Roll Call: 3A, 2C, 4E, 3B, 3C, 2D, 4A, 2A, 4B, 1A, 2E, 4D,

III. Open Forum / Topics to review

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. Dee & Farnham inquired about Mini-splits – board stated it is ok w/ approval from town/board. (Borne family statements; Good evening, everyone.

For those I haven't met, my name is Denise Borne, and I'm one of the owners of Unit 3A. By profession, I'm a real estate attorney, and part of my practice focuses on HOA-related matters. I have represented both HOA Boards and individual owners in court — on matters ranging from election disputes and breach of fiduciary duty to the enforcement of restrictive covenants. I want to be upfront about that background because it informs everything I'm about to say tonight.

I've owned Unit 3A for about a year and a half now, and I've been paying close attention to the decisions and actions of this Board during that time.

I want to start by saying that I genuinely appreciate the time and effort the Board members put into this community.

That said, I've noticed a pattern of the Board not consistently following our governing documents — and I know I'm not the only owner in this community who feels that way.

Let me walk through some specific examples.

First, notice for tonight's meeting. Our Bylaws require notice of at least 15 days before a meeting. We received notice on June 4th — which is only 14 days before tonight. On its own, one day may seem trivial. But as an attorney, I've seen exactly this kind of minor procedural defect become the basis for a legal challenge to the validity of votes or decisions made at a meeting. It's a small thing until it isn't.

Second, and more significant: the Rules and Regulations. It appears the Board adopted new rules and regulations in December 2025. As an owner, I never received notice of that amendment, nor was I ever provided a copy of the rules now supposedly in effect — which is itself a requirement under our governing documents. I only found out by checking the HOA's website. The Board cannot reasonably expect owners to comply with rules they were never told about.

On top of that, it appears the Bylaws themselves were re-signed on December 23, 2025 — again, with no notice to owners and no owners' meeting regarding any amendment. If the Bylaws weren't actually being amended, I'd like to understand what the purpose of re-signing them was.

Third, on the subject of notice generally — our Declaration dates back to 2004, and frankly, it is overdue for a comprehensive revision.

But more pressingly, the notice provision in our governing documents does not authorize the Board to send notices by email.

So we have two problems layered on top of each other: notices are not always being sent within the required timeframe, and when they are sent, they are going out through a method our governing documents do not permit.

Fourth, Board elections. Our Bylaws require that nominations for the Board be made by a nominating committee consisting of a chairperson and two or more owners. Does that committee currently exist? I haven't seen any indication that it does.

Beyond that, our Bylaws require elections to be conducted by secret written ballot — and to my knowledge, that has not been happening over the past years. I highly request that the Board conduct proper elections in full compliance with our Bylaws — including the establishment of a nominating committee and the use of secret written ballots. These are not optional procedures; they are the foundation of legitimate governance.

Officer terms are also limited to one year under our Bylaws, with new officer elections required at the first Board meeting following the annual meeting. The Board is also required to meet at least once per quarter, yet I cannot find minutes from those meetings posted anywhere.

My question to the Board is: how are officers serving terms beyond one year, is the board meeting every quarter and if so how are owners expected to stay informed when meeting minutes are not being made available?

Finally, and most importantly: short-term rentals. The October 28, 2025 Board meeting minutes reference covenant language stating "no short-term rentals." I have not been able to locate that language anywhere in our current recorded Declaration, and I'd like to know where it appears. But regardless of where it appears, I want to flag an important legal point: simply including a restriction in Rules and Regulations that were never properly distributed to owners is not legally sufficient if an owner decides to challenge it. Under Colorado law — specifically C.R.S. § 38-33.3-217 — a use restriction of this nature requires a formal covenant amendment adopted by at least a 67% supermajority vote of the owners. The Association cannot restrict short-term rentals through rules or internal procedure alone when that restriction does not appear in the recorded Declaration and has not been adopted through a proper amendment process. Any such restriction, as currently structured, would be vulnerable to a legal challenge.

Additionally, I want to emphasize that if the Board does proceed with any short-term rental restriction — whether through a formal covenant amendment or otherwise — the language must be carefully drafted by someone with knowledge of how Colorado courts have interpreted restrictive covenants. I've seen numerous cases in Colorado where a poorly worded restriction has been challenged, narrowly construed, or rendered unenforceable because of ambiguous language or faulty drafting. It would be a costly mistake to adopt a restriction only to have it struck down or deemed unenforceable because the language was insufficient.

I haven't had the opportunity to do a deep dive into every document, and what I've raised tonight is just a sampling and unfortunately I would need more than 5 minutes to raise all my concerns.

But based on what I've observed, I would strongly encourage the Board to engage legal counsel to help ensure this community is operating in conformity with our Bylaws and Declaration. Any owner could challenge these decisions in court — and litigation is expensive. Those costs ultimately come back to all of us in the form of higher HOA fees.

I'm raising these issues because I'd rather we address them now, before they become costly problems.

Thank you for your time. Denise Borne

Good evening, everyone. Thank you for the opportunity to speak.

My name is Aaron Borne, and I'm a proud born-and-raised Vail Valley local. This is my community. I've watched for 33 years it grow through good times and challenging ones.

I'm currently an owner of Unit 3A, and like all of you, I want what's best for this neighborhood we call home.

Professionally, I serve as a Public Safety and Emergency Management professional. I work with state and local public safety and emergency management agencies across the western United States. Before that, I was a Director of Emergency Management for a local jurisdiction here in Colorado, and I've been honored with awards from the Colorado Emergency Managers Association for that work.

It is from this background and experience that I see serious fire risks and hazards facing our community right now. I emailed the board about these concerns before tonight's meeting. With persistent drought restrictions and high fire hazard conditions in our area, we cannot afford to be complacent. The recent landscaping work, while appreciated, falls far short of the comprehensive steps needed to truly protect our homes and neighbors.

I offered my services at no cost to conduct a professional fire assessment using best practices from my field. That offer still stands. I'd like to respectfully ask the board tonight: What is your plan to address these fire risks? How will we move beyond minimal efforts to meaningful, defensible-space improvements that can actually make a difference? And will the board actually begin to address and enforce fire wood stacks that strictly prohibited?

On a more personal note, since purchasing my property I've been troubled by how some rules are being applied. For example, my brother who is also an owner was specifically targeted and cited for parking in a guest spot, while other community members — including board members — park in those same spots on a regular basis without consequence. This kind of selective enforcement is not fair and it erodes trust. If we're going to have rules, they must be clear, reasonable, consistently communicated, and applied equally to everyone — board members and residents alike. We need transparent regulations that the entire community can agree upon and support. Selective enforcement doesn't protect our community; it divides it.

I also want to address our HOA dues. We pay an extremely significant amount each month, yet many of us don't see that investment reflected back in our community. Basic maintenance is lagging, and visible improvements are minimal. We need a full, transparent review of the budget. We should reconsider where our money is going and whether costs can be managed more efficiently. For example, the recent siding project had clear issues, and the necessary repairs and corrections still have not been properly addressed with those funds.

Our dues should be working for us — not disappearing without results. I respectfully urge the board to prioritize a detailed budget review and provide the community with a clear accounting of how our money is being spent and how it will better serve our neighborhood moving forward.

This is my home. I'm blessed to be able to live here in the valley I love. But this is not how neighbors should treat one another. We're better than that.

I care deeply about this community, which is why I'm willing to step up. I'm happy to serve in a leadership position on the Board of Directors to help guide us in the right direction — with stronger fire safety, fair and consistent governance, and a true sense of neighborly respect.

Thank you for your time. I'm open to any questions or discussion. Aaron Borne.

Aaron M. Borne

MPH: Emergency & Disaster Management

BS: Public Health Management & Policy). *Parking spot – if not utilizing your own – purchase a spot – suggestion.*

- *Water Restrictions 2026 (Odd # buildings can use water on Wednesdays and Sundays from 8pm-8am (No Daytime use allowed) – More details listed below from Eagle County*
- *Reserve study renewal – Plan to schedule in 2027*
PROS: Recommendation is 3-5 years. -currently 3 years out. Not recommended by law.
Needed for buyers/sellers of home
Property values have increased and COGS has also increased dramatically – this will assess our reserves.

IV. Approval of Last Homeowner's Meeting Minutes

A. [March 17th 2025 – Motion to move – natasha – Kevin second;](#)

V. Old Business

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). Jim (enacted 2024 – has encoured 2 separate bills – building 4 asked to run it thru the HOA. Has 2 invoices paid, Needs to run thru building 4 and accountant split invoice via building 4 tenants). Golden Eagle Plumbing- need invoices for paper trail.

Water meter replacement update – project is complete – we did incur higher water rates for the months that we did not have the updated meter. This did impact our budget.

VI. Presentation of Reports

A. Financials (Eric & Board)

B. Board of Directors/Manager's Report

1. [Updated Water & Sewer Policy](#) (effective 1/9/24) (Reminder – no need to review)

VII. Approval of new Budget:

- A. Budget 2026 – we will need to increase a minimum of inflation + 5% (Approval of new Budget needed from homeowners). We do not have a breakout of committees; May be appropriate to have a finance committee of home owners. Suggestion – put together a financial committee prior to doing any increase. Community maintenance committee – for lawn/gardening / cleanup. NOTE: No new budget was determined. Rather, Sherwood meadows will form two committes – one to review finances and the

other to review community project needs & fire mitigation risks. Once we have quotes for tree removal / trimming etc, we can determine whether or not a budget increase is needed. Emails will be going out to community members to volunteer for these committees and projects.

II. New Business

A. Review and approve 2025's budget and increases

B. Election of Directors

Name	Position	Election Year	Term Exp.
Kevin Rowe Motioned to extend term 2 years	President	2023	2027
Aaron Borne	Board Member	2026	2027
Natasha Surdulescu-Nominated for Secretary (Dee and Aaron)	Secretary	2026	2027
Kacey Geary	Treasurer	2026	2027
Jena Skinner Motioned to extend 3year term	Director	2023	2028

Other interested community members: none noted at this meeting.

C. Property Management (pros/cons): Including Snow and summer clean up, trash removal, increased monthly HOA cost.

PROS:

1. They will see what we don't see.
2. They have experience
3. They know the rules & regulations
4. No emotions / neighbor to neighbor conflict
5. Ensuring we are doing our due diligence to ensure our insurance & property is up to code.
6. Liability and knowledge of board and homeowners

Cons: Increased Cost to home owners

Property Management company suggestions:

From Kayla – info@integritypropertymgmt.com

From Marty – Mountain side ?? Name

From Aaron – McNeil Management

D. Dumpster etiquette (Please do not overfill – Bears are active in the area) – The town of Avon has recycling dumpsters located past the Home Depot where you can recycle cardboard, Styrofoam, glass, etc for FREE. Please break down recycling boxes. Do not use the Dumpsters as a garage sell, please take unwanted items to the thrift store or discard them properly. (Please express it to your renters).

E. 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”

F. Parking (Boats Campers, Ect); Evaluate car parking spot usage. Repair Parking signage and Paint lines. For Vehicles only

G. Update Website??? Currently using Go-Daddy for our site (Jena & Natasha update)

H. Sewer/Plumbing Reminders (Reminder – only human waste and TP go down the drain. No food, no coffee grounds, etc. No disposable wipes)

I. Garden Boxes – Motion to have landscaper maintain if they are an eye sore (Full of weeds, etc) **Homeowners who do not keep them up pay an extra annual fee. There is a policy w/ the town of AVON for obnoxious weeds. Clean the boxes or pay the fine. Deadline ? or you will be charged for the planters associated w/ your unit. —Schematic of boxes (who do they belong to? Is there a map/blueprint).**

J. Other considerations

- a. Cedar bushes near buildings need to be ripped out.
- b. Fire prevention – rock behind unit 2 & 4 – **as of June 12th - No firewood is allowed to be stored w/in 30ft of a building. (AVON Town Code). (Evacuation procedures from of Avon)**
- c. NEED Final sign out from Town of Avon for siding approval – all items will need to be moved away from siding on the decks for inspection.
- d. Tree removal – need permit – Most trees are not considered significant (mostly blue spruce)
- e. Company that did the landscaping can come back and do the upper hills behind units 1 & 3). Proposal for tree trimming coming from them as well. Identified 6 planters that are overgrown w/ weeds – can do weed killer. Saturday – company coming to look at dead trees & give a budget for removal. (Saturday 6/20 – Jena & Natasha Met w/ Timber Pro and are awaiting a bid for the project. The Town of Avon trees along the bike path were also identified for trimming where they touch the fence).
- f. Electrician coming Friday to fix the light that was strobing on the Sherwood meadows sign. Stairs lights – need repaired as well.
- g. Water Shut Off (Building 1-1B 2-2F 3-3C 4-?TOMS RENTAL) – ***Please respond to confirm which unit has the water shut off in building 4!***
- h. Winter – Town of Avon – CRASH – Can we get Town of Avon to put signage up. – They did put up Chevrons – Marty noted that they did add some markers to the corner but would not be willing to add anything further.

VIII. Adjourn - Motion to Adjourn – Aaron Borne – moved and seconded by Natasha Surdulescu (7:14 pm)

Important Links:

<https://sherwoodmeadowshoa.com> (HOA Website)

LINK TO FIRE PREPAREDNESS PLAN:

<https://docs.google.com/document/d/1DkPEXHNKMQTLq7uwh0ENjevxOP51uBAyhD15mZD9goU/edit?usp=sharing>

EAGLE County Water Restriction Information:

Eagle County is currently under a Stage III Water Shortage declaration due to worsening drought conditions and historically low snowpack. All water users must follow a strict two-day-per-week outdoor watering schedule and avoid wasteful use, with heavy surcharges and fines applied to excessive usage. [1, 2]

Outdoor Watering Schedule

Mandatory watering rules apply depending on the last digit of your street address: [1]

- **Even-numbered addresses:** May water on **Tuesdays and Fridays**.
- **Odd-numbered addresses:** May water on **Wednesdays and Saturdays**.
- **Prohibited days:** No outdoor watering is permitted on Sundays, Mondays, or Thursdays. [1]

Permitted Hours & Usage

- **Time restrictions:** Outdoor watering (including irrigation and car washing) is only allowed from **midnight to 8 a.m. or 8 p.m. to midnight** on your designated days. [1, 2]
- **Water efficiently:** District officials recommend delaying the use of sprinkler systems as long as possible, prioritizing drip irrigation or **hand-watering**, and ensuring all hoses use water-saving shutoff nozzles. [1, 2]

Fines & Surcharges

To protect dwindling reservoirs, strict surcharges apply for high-water users (Tier 4 and Tier 5): [1, 2, 3]

- **Tier 4:** Water use in this tier triggers a **15% surcharge** on the water used.

- **Tier 5:** Excessive use results in a **\$400 flat fine** alongside escalating per-gallon surcharges. [[1](#), [2](#)]

To view your exact water footprint, check your property for leaks, and estimate your utility bills, you can log in to the [MyWater Customer Portal](#). For complete regulations, visit the [Eagle River Water & Sanitation District Rules](#) or the [Town of Eagle Current Restrictions](#) if you reside within town limits. [[1](#), [2](#), [3](#)]

If you would like to know about exemptions or restrictions specific to your exact subdivision or business type, let me know where you are located and I can find those details for you.