

**Piper Meadows HOA**  
**Minutes from BOD Meeting; submitted by LR**  
**March 12, 2025 via Zoom**

**Attendance:** Mark Geiser (Pres), Ed Tyburski (VP), Liz Rieth (Secy), Tom Reak (Treasurer), Bob Valenti (member-at-large)

**Absent:** n/a

Minutes from 2/24/25 meeting were approved. Board decided to send out a Meeting Summary to homeowners on a monthly basis. Minutes will also be kept with greater detail for reference.

**Review Agenda:** no additions or modifications. Impromptu meeting called to discuss some information and actions that had occurred during the past couple of weeks so that all Board members were up to date.

**Scope of the Meeting:**

- (1) Stormwater Management: Retention Ponds
- (2) HOA lands: Conservation, Common, Townhouse
- (3) Morrell Marketing to house and townhouse owners
- (4) Morrell Warranty: items that the HOA will be liable
- (5) Areas where Morrell didn't follow the documented HOA processes

**Status Update:**

- (1) Mark consulted with Greg Mott (member of HOA who is an attorney) regarding:
  - a. the transfer of HOA documents
  - b. the Stormwater Management responsibilities
  - c. liability of Piper Meadows Dr. homeowners expecting to use trails
  - d. the non-funding by Piper Meadows Dr. homeowners for Stormwater Management/ HOA Land (trails on common/conservation land) maintenance
  - e. other items needing legal review
  - f. Greg didn't believe we should go through RPG with regards to the transfer of document or any legal issues
  - g. As of 3/10/25, Greg was to send our documentation to a lawyer in his firm that deals with these types of legal matters for their guidance; there will be **no charge** for this initial review. Law firm wants to schedule initial phone call with Board

Board decided to wait for Greg's reply before moving forward with these items

- (2) Follow up to Tom and Liz's meeting with Town Code and Stormwater Depts:
  - a. Received documentation from John S on 3/11/25 from Costitch Engineering (dated 2/27/25) with the Stormwater Management status

- b. Received Stormwater Control Facilities Maintenance Agreement from Town Code Dept, signed 12/6/24 stating the HOA is responsible for retention ponds
- c. Tom shared that he walked the neighborhood land to better understand what the HOA owns and met a Piper Meadows Dr home owner who defined his and his neighbors' usage expectations of the trails and conservation land, and their intent to write the builder. This person subsequently wrote a letter to Morrell, who forwarded it to John S who then forwarded it to the Board. The letter states that the Piper Meadows house owners were told by Morrell that they would have access to the walking trails. The letter also states that the house owners were aware of a "stated plan" that the HOA was going to allow hunting on the lands. Board felt that more discussion and investigation is needed with respect to some of the concerns expressed in the letter but that a response about the hunting issue should be immediately given as there is no intention to allow hunting on any HOA lands.
- d. Discussed Morrell Marketing to house and townhome owners re Conservation Land and Trails. Need to find out what rights do the Piper Meadow Dr house owners have. And what actions do we need to take to reduce our liability (e.g. posting HOA land).

Board decided to wait for Greg's reply before moving forward with these items

- (3) Briefly discussed Morrell Warranty – Board will need to document any issues, ensure corrective actions are completed OR funding is set aside for repairs as needed
- (4) Discussion of areas where Morrell did not follow proper HOA processes. The following have been identified:
  - a. Per homeowners, there was no regular reporting of financials – 1<sup>st</sup> budget seen by homeowners was at the Annual meeting in late January of this year
  - b. Both Camille Reak and Liz are aware of HOA documentation re Voting Members (multiple references including pg 83 of the Declaration. Before transfer of the HOA from Morrell to homeowners, there are 2 classes of membership. Class A is all owners. Class B is the sponsor (Morrell). Only Class B votes until all lots have been 'transferred.' After all lots are transferred, Sponsor converts to Class A and all able to vote. Last townhome was transferred mid-2024, the Stormwater Control Facilities Maintenance Agreement was signed 12/6/24. It was never distributed to the townhome owners or presented for voting
  - c. It was noted that the cover page of the Offering Plan states that the plan "may not be used after September 17, 2021," unless extended or amended. Original townhome owners have not received any updated versions.

#### **New Action Items:**

- Board will request John S to respond to Piper Meadows Trail house owner's letter with respect to hunting on HOA lands
- BOD will collect all warranty requests
- The Board will continue to work with Greg Mott and an attorney from his law firm Davidson Fink in this INITIAL phase, at no cost, as they review documentation

- If proceeding with this law firm involves any cost, the Board will not move forward without consulting with entire membership of the HOA
- Mark will contact Bob Marvin at RPG about outstanding “To DO” items
- Mark will continue to be in contact with Silverton Glen homeowner re their issues
- Liz will check on ‘30 day from annual meeting’ requirement of HOA transfer to homeowners
- Liz will gather information on effective dates for Offering Plan

**Next BOD meeting:**

General BOD: Monday March 24, 2025, 5 – 7 pm via Zoom. John to send out mtg link.