

Meadows East Homeowners Association Monthly Meeting  
April 21, 2016

Tina motioned to open the meeting; Brian seconded.

In attendance: Stu Campbell, Jessica Ellanson, Crystal Neeley, Brian Wangrud, Tina Gordon, Carol Russell, Don and Liz McPherson, and Steve Randall.

Proof of notice: Announced in newsletter and posted on mailboxes April 16, 2016

Minutes from March were approved via email.

I. Old Business

- A. Painting of fences in 5-2 will get started next week, weather permitting, by Ron Vanderhule. Carol will be his contact and she will put out notices this weekend. Liz will contact Dwane Sykes about his hot tub before then.
- B. Landscaping 5-1 and 5-2: The Board has decided to not go ahead with the landscaping project because of costs involved, the least of which is the plants. A new committee of Tina Gordon, Carol Russell, Crystal Neeley & Michelle LaRue was formed to go over the notes from Peggy DuBray and come up with a simpler plan. Terry volunteered to come up with some figures when they have a plan.
- C. Other landscaping questions will be taken care of by Don when he is able to talk to Terry.
- D. Report from the walk through by the board on April 13<sup>th</sup>:
  1. Asphalt repair needed. Tina has the map of the worst areas. Steve is meeting tomorrow with a contractor to get a bid. Meadows will be responsible for repairing the common road since it belongs to them. Meadows East will pay their fair share.
  2. One gate latch was noticed to be in need of repair. Tina will put that WO in.
  3. Some downspouts have joints that need to be sealed: 5658 OC, 5656 OC, and 5629 WC, but many others should be checked. Steve will follow up on that.
  4. The front stoops in 5-2 are coming away from their units. The front stoops are the HOA's responsibility (back stoops are the owners' responsibility). Steve will get a bid on fixing them so the board can determine the feasibility of repairing them at this time.
  5. Brian and Stu will nail the fascia back at 1896 E which has been hanging for 13 days.
  6. The condos need a board meeting there that Liz will organize in May. They have some downspout issues to take care of.
  7. There are some gutters that need to be cleaned: 1924 E for one, but any that have trees overhanging should be checked. Steve said Garry could take care of that, time permitting.
  8. The patio fence at 1932 E 5625 S needs to have new cement footings as cement is all cracked and the fence is leaning. Steve will have the concrete guy check on that as well.
  9. Personal fences behind the garage units need to be removed on Fridays so TRM can mow. It will be put in the newsletter.

10. Steve will follow up on the water issue at 1888 E 5625 S to see if it was resolved. And also the hot water tank damage done from 1892 E in the condos.
- E. Work Orders. There has been a break down in work orders being completed in a timely manner. Therefore the board would like to have those issues emailed to Stu and Tina on a weekly basis so that there can be some accountability. After hours 'Night Tenders' take messages for Welch Randall concerning work orders, though experience shows us that that is not always to case.
- F. Stucco: We are still looking at the beginning of June to start. Don will contact George at Protex Designs to confirm that. Letters have to be distributed before then to those owners and residents. Liz can write and Carol distribute. Prep work needs to be completed by TRM to trim bushes and Garry has to do the electrical prep like last year.
- II. Pool will open in 6 weeks (Memorial Day weekend) Don will follow up with Terry about that. Stu and Jessica volunteered to sell keys on 2 Saturdays: May 21 and 28 from 9-12 by the pool. Jessica will be the key person for the whole summer. She volunteered Brody to install the security system. Brian agreed to change the sim cards on a regular basis.
- III. Financials.
  - A. Financial reports look in order. Tina motioned to accept the financials and Carol seconded.
  - B. Past due: The only letter needed is to 5661 WC because of 30+ days past due.
  - C. The annual audit report for 2015 was distributed.
- IV. There is a new architectural request form which was accepted via email. Don will email it to WR.
- V. Next meeting was scheduled for May 19 at 6:30 pm at Carol's house, 5629 Woodshire Ct.
- VI. Brian motioned to close the meeting and Stu seconded.