

**MEADOWS EAST HOA
Board of Directors Meeting
February 16, 2016**

Tina motioned to open meeting; Brian 2nd.

In Attendance: Don McPherson, Stuart Campbell, Brian Wangrud, Tina Gordon, Liz McPherson, Carol Russell, Terry Mount, and Matt Mendenhall to represent Welch Randall.

Proof of notice posted February 12, 2016
January, 2016 minutes approved via email

I. Old Business:

Don met with Jordan from Welch Randall who will be doing the monthly inspections. He will take pictures of the things he thinks needs addressing then send them on to Jennie. Tina volunteered to look at the pictures and access which issues need letters and which things need to be taken care of by the HOA. She will send all work orders to Jennie.

Concerning the issue of the broken water pipe the day after Christmas, Don talked to Rich Jones, and he indicated that the HOA is responsible for the cost to repair it. We all agreed.

II. New Business:

We all agreed to change our monthly meeting day to the third Thursday of the month in order for it to be possible for Steve Randall to attend.

Vote on Stucco “Protex Design” ** No need for 3 bids per CC&R’s Don asked for a vote to use the same company for the next phase of stucco, the price being \$68,007.00. There were four votes “for” and one abstention. Matt and Liz will check to see if a reminder about the \$800 assessment due in August can be added somewhere on the statements.

HOA Insurance:

When Don gets the bids from Heiner's and Sentry, he will email them to us for a vote.

Financial Reports:

We reviewed the current Financials. Tina motioned to accept them; Carol 2nd.

Accounts Receivable:

1929 E. has been paid in full. Liz asked the Board if we would forgive the last \$58 late fee. It got voted down.

1941 E. has been making payments, so we will not garnish her wages unless she skips a payment.

5661 WC will be sold on the courthouse steps on February 25.

Whoever buys that unit will start making monthly payments to the HOA.

1937 E. needs a letter

5656 OC needs a letter

Snow Issues:

We discussed the issue of ice dams; ice buildup in the common area from a continuous flow of water from the ice dams on lots flowing onto the common area. There should be some liability to the lot owner. It would be helpful if there were some legal language that could be mailed to the lot owner to persuade them to install heat wires. We had no real resolution to the matter, as most of us feel that even if the HOA installs the heat wires, there's no way we can force the lot owners to use them. Issue tabled.

We also talked about whether or not to spend extra money to have huge ice flows removed from the carports when they happen. We decided to take on the issues as they presented themselves.

Architectural Committee: Stu and Tina will compose a new request form that is more user friendly and present it at the next board meeting. Don would like CC on all items submitted.

Heiner's Personal Insurance Items: We discussed a document that we got from Heiner's Insurance as follows:

Individual Unit owners should purchase a standard condominium owner's policy that will cover:

1. Your personal property
2. Personal liability
3. Loss of use and personal living expense.

The following additional coverages are recommended:

1. Dwelling coverage at least \$10,000 (to cover deductible)
2. Loss Assessment Coverage should be a minimum of \$10,000. \$50,000 is a recommended amount, which most companies will write.
3. Consult your insurance advisor if you want earthquake insurance.
4. Consult your insurance advisor if you want coverage for outside water penetrating into the building (flood coverage).

Other Items:

Matt told us about a new Protection Plan that Welch Randall is working on to protect against the loss of dues owed. It would be very aggressive to take control of the property sooner after the standard 90 days is up. The estimated cost would be \$75 to \$125 per month. We all agreed this would be a most helpful kind of protection plan to purchase. Steve Randall will do a full presentation at a later date and fill us in on all the details.

The next meeting will be held on Thursday, March 17th at 6:30 pm at Carol's, 5629 Woodshire Ct.

Stu motioned to close the meeting; Tina 2nd.

