

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

Carol motioned to open the meeting; Brian 2nd

In Attendance: Don and Liz McPherson, Brian Wangrud, Stuart Campbell, Tina Gordon, Carol Russell, Jessica Ellanson, Crystal Neeley, and Steve Randall to represent Welch Randall.

**Proof of Notice posted June 13, 2016
May, 2016 minutes approved via email.**

I. Old Business:

Fixing potholes in our roads: Welch Randall got bid from Post for \$7,965. They agreed to do our areas and the side road owned by the Meadows. Post will do both areas and bill Meadows East for our areas only. The Meadows will bill us for one half of the cost of the side road that Post will bill them for.

Monthly inspection and work orders: Tina said the walk arounds and inspections with Jordan are going great. Tina would like all work orders submitted by Board members to go through her, so she can keep track of what's needed and when they are finished. She will submit all work orders to Welch Randall.

Pool Surveillance and security camera. The board does not check the security footage on the camera unless there has been a reported problem. If something gets reported, Brian will look through the footage. Brody Ellanson will set the day and time on the camera.

II. New Business:

Landscaping Phase 5-1 and 5-2. The plants and bark will be delivered on June 17th. Carol and Crystal will set the plants around to the Units where they are to be planted. We will plant on June 18th beginning at 9 am. 10 Owners have committed to help plant.

Phase 5-4 color for doors and trim: Sea Foam Green has been chosen for the front doors. The Owners have their choice of either the green or the trim color for their back patio doors. The shed doors and trim around the front windows will be the same as the darker stucco trim color.

Liz's Report on the Condo's meeting. They discussed the maintenance and improvements that has been done recently. Work that still needs to be done is that the foundations need to be built up with dirt & the windows sealed. There was discussion about the side road needing repair. Liz told them that the road would be repaired soon. The subject of swallows building their nests and making a mess was brought up. Steve reported that the best way to be rid of them was to wash down their nests before they first build them in the Spring.

Deni Swanger has moved and resigned as President. Robert Flynn has expressed interest in being ON the Board, but he doesn't live there and cannot keep an eye on things. The future of the Meadows East Condo Board was discussed. Due to lack of interest and support from the owners of the condos on participating as members on their own Board, Robert made a motion to essentially bring both the Condo Board and the Meadows East Board into one governing Board under the Meadows East Owners Association, with the understanding that representation from the Condos would ALWAYS be allowed (up to three members), if there was interest.

New numbers on fences in Phase 5-1 and 5-2: Tina will get the numbers that need to be repaired and/or replaced.

Timely bids for painting Phase 5-4: Steve will get bids for the painting of doors, window frames and fences.

The Financial Reports:

Owners who are in our 'collection' status: Shall we change how we instruct the Attorney to do collections? Now, it's just a payment plan. However, shall we set a time limit to be paid in full in 12 or 18 months? Otherwise, it just gets strung out. We all agreed that Don will talk to Rich about a more aggressive approach: i.e move forward with foreclosures. **1892 E. needs a letter.**

Stucco costs on Phase 5-4: The new stucco has begun and is looking really good. The bid from Protex Design for the stucco is \$68,007.

Stucco Assessment: The assessments have been coming in good. We have already collected \$13,000.

Repairing stoops: Steve reported that to lift the stoops up in the front of the Units, it would cost between \$120 and \$180 per stoop.

Current Financials: We looked over the financials. Tina motioned to approve the financials; Carol 2nd.

New Owners: We have 2 new Owners. One at 5632 OC and one at 1890 E. Carol will take Welcome letters to each.

Other: Don will talk to Terry about getting the fysters removed from Tina's property.

The next Board meeting will be at Don's house, 1924 E. 5625 So. on Thursday, July 21st at 6:30 p.m.

Don motioned to close the meeting; Tina 2nd.