

MEADOWS EAST ANNUAL HOMEOWNER'S MEETING
August 16, 2011

Karen Layton moved to open the meeting; Barbara Vandenberg seconded. Tom Vandenberg conducted and reported on the various committees. Notice of meeting and proxies were mailed to each owner. Notices were also posted by the mailboxes. Roll call to determine Quorum. 25% participation was met (since the last meeting was cancelled for not meeting the 50% requirement). We had 18 homeowner signatures and 10 proxies.

Minutes from last year's meeting were read by Karen Layton. Barbara Vandenberg moved to accept the minutes; Deni Swanger seconded.

Tom Vandenberg, the President, began the meeting with the introduction of the current Board of Directors: Karen Layton, Secretary; Abe Fitch (who resigned and was replaced with Megan Marks); Kara Smith; and Joe Oliva.

CC&R Committee: Tom reported that we are working with a new Attorney, Frank Wells, and that we are trying to combine the two Associations (Condo & PRUD) into one CC&R document. The new document would also include a Rental Restriction and how the Board members are elected (2-year terms). Money has been set aside for this purpose.

Architectural Committee: Tom and Barbara Vandenberg and Charmin Layton were on this committee. The Board will now allow natural wood doors with brown or green color.

The garage doors must be purchased from Crawford Doors because of a certain style that has been designated.

Kick plates will be provided on the outside of the storage doors for those that need it for appearance.

We are painting the outside of the Units and areas where needed.

As always, if we are looking to change the outside of our Unit, the change must be approved by the Architectural Committee.

Swimming Pool: There have been lots of unauthorized usage, and we are all encouraged to keep an eye out for it and report it to the authorities. There are a lot of different issues concerning the pool that just means more money in the future.

Budget: there were three different budgets to consider, which were:

- 1-Leave the monthly dues as are and do a roof assessment next year when the first roof needs to be replaced.
- 2-Do a 10% increase of monthly dues, and try to do the roof next year without doing a roof assessment.
- 3-Fully funded Reserve Account - which will raise the dues considerably and are in compliance with State Laws coming up that we will surely need to address later.

The Board went with the 10% increase. Tom reported that South Ogden City has changed the water rates and also that insurance changes are coming soon. It all means more money from the Association.

Tom made note that our Management Company, Welch Randall, has been doing a great job; is very responsive and there have been no hidden charges.

Elections: We appointed Charmin Layton and Stuart Campbell to be the inspectors of the votes.

Matt Tobias nominated Leif Eastvold; Tina Gordon seconded.
Deni Swanger nominated Barbara Vandenberg; Karen Layton seconded.

Tom Vandenberg nominated Deni Swanger; Brian Wangrud seconded.

Tom Vandenberg nominated Joe Oliva; Barbara Vandenberg seconded.

Shauna Sangster nominated Tina Gordon; Matt Tobias seconded.

Karen Layton nominated Matt Tobias; Stuart Campbell seconded.

Tom Brady moved that we cease nominations; Karen Layton seconded.

New Business: Tom Brady was concerned about the renters in the Condos around Oakwood Ct. who have trashy areas and unlicensed vehicles in their carport. The new Board will look into this matter. He also needs a copy of the Condo CC&R's for his impending refinance and was told he needs to get in contact with Brian at Welch Randall.

Caren Miller (1908 E 5625 So) is doing a yard sale soon - anyone who would like to come ahead of time is welcome to do so.

The results of the vote are as follows:

Leif Eastvold
Barbara Vendenberg
Deni Swanger
Joe Oliva
Matt Tobia

Congratulations to all!!

Tom reminded the new Board that they must meet within the next 10 days to get things going for the new year.

Stuart Campbell moved to adjourn the meeting. Tina Gordon seconded.