

MEADOWS EAST HOA  
Board of Directors Meeting  
April 19, 2011

IN ATTENDANCE: Board Members present: Tom Vandenberg, Joe Oliva, Megan Marks, and Karen Layton. Homeowners attending: Terry Mount, Sharm Layton, Liz McPherson, Beulah Stettler, Carol Russell, and Myrna Anderson

Tom made a motion that we accept the Minutes from our March 22, 2011 Board of Directors Meeting; Joe seconded.

OLD BUSINESS

Maintenance Items: We looked over the Cost Comparison Chart for painting the Units and discussed our different options again. Tom will have Welch Randall get us some bids for the work that we need done. Board Members and the Architectural Committee will do a Walk-Around at 2:00 p.m. on Saturday April 24, to look over the areas that need painting. The \$42.50 in question is the hourly rate for Welch Randall's maintenance to do the painting; plus materials. Our other options are to hire a Contractor or a college student. We'll table this until our next meeting.

Condo Landscaping Update: Tom read a letter from TRM Landscaping, Inc where Terry Mount addressed several problems concerning the water against the foundations of the buildings in phase 5-3. He proposed that we change the sprinkler heads that are on risers to in ground pop-ups. Add top soil against the foundation to slope grade away from the foundations, and place sculptured retaining blocks around the corrugated pipe for down spouts to hold the top soil. And last, install sod where topsoil was added. The proposal to provide labor and material for the items mentioned will be \$1,698.75. Also the cost to add some scrubs and correct some drainage problems at phase 5-5 will be \$175.00. Tom motioned that we accept Terry's bid and Karen seconded. Terry can begin the work in 2 weeks.

OTHER ITEMS

Tom talked to Brian Morris at Welch Randall about the questions we had about the February Financials. Brian said that the new system couldn't generate a comparative report until it cycles through, which takes one year.

March Financial Report: We have a question on the snow removal. The amount should be a flat fee. (\$349.00) Tom will talk to Brian about this, and Terry will check his salt purchases for the last three months. Tom motioned that we accept the Financials, Megan seconded.

Architectural Sign for mailboxes: We would like the Architectural Committee to come up with some signs informing Home Owners on the things that they need to get approval for before doing.

## NEW BUSINESS

Accounts Receivable: Reviewed. Tom read a letter from a Homeowner requesting that we waive his late fees on two units of \$27.55. Since he has been a long time Home Owner with no problems Karen motioned that we waive the fees; Megan seconded.

CC&R Committee Report: Tom has taken the CC&R and plats to Frank Wells (Attorney) and he is going through these to see what it will take to get all of this into one CC&R. We may want to add a Rental Restriction and to change our fiscal year to January through December. Tom will meet with him again.

Pool Committee Report: We plan to open on Memorial Day. Karen will take care of the keys.

Maintenance Items: We need to have Brian get bids for us on the Asphalt repair work needed.

Other Items: We will have Brian send a letter to the Home Owner on the East side of our property fence who is putting his grass clippings, etc. on our side of the fence. Also we will have a letter sent to the Home Owner who is parking an unlicensed vehicle in the visitors parking

Tom motioned that we adjourn our meeting; Karen seconded.

Our next meeting will be May 17<sup>th</sup> 7:00 p.m. at 1920 E.