

**MEADOWS EAST HOA**  
Board of Directors Meeting  
February 22,2011

**IN ATTENDANCE:** Tom Vandenberg, Kara Smith, Terry Mount, Liz McPherson, Karen and Sharm Layton, Brian Morris and Michelle Smith.

Kara motioned that we accept the Minutes from our January 25,2011 Board meeting, Tom seconded.

**OLD BUSINESS**

**Maintenance Items:**

Penny Hall's repairs have been completed and she is very happy with the results!

Terry is continuing to repair the gates and latches at 1928E, 1932E, 1929E, 1937E, and 1941E(weather permitting). The gates will be painted with a latex stain when the work is done.

**Painting Update**

We discussed several options. 1. Hiring a part-time painter to work for us on an hourly basis that would require us to have insurance. 2. Hire a licensed painting contractor to do the work. 3. Brian will check to see if Welch Randall has someone who could do our summer painting for us @ \$42.00 per hour under their insurance.

**Financial Items**

November Financials: The \$325.00 common expense was from Terry's invoice, \$140.00 was under the common area but it should have been listed under pool expenses.

December Financials: The \$204.00 for copies and postage was for the printing and mailing of statements from October thru December.

**OTHER ITEMS**

CC&R's:

Brian will make up 6 copies of the CC&R'S (for the PRUDS) that we are currently missing and get them to Kara .

## **NEW BUSINESS**

Financial Report: Brian explained that Welch Randall has changed their software to a new program (App Folio) and that there will be a slight delay on financials – Jan. has been reconciled, Feb. will be out shortly. Tom motioned that we accept the financials Kara seconded.

### **Accounts Receivable:**

The accounts receivable were read over and discussed. It was noted that one Homeowner has abandoned her unit and moved to Texas. So far the Attorneys haven't been able to track her down; we'll watch to see if it goes into foreclosure or bankruptcy.

### **CC&R Committee Report:**

Tom and Terry plan to meet with Frank Wells, the Attorney for Chimney Hills this week They would like to know if it is possible to mesh the PRUDS & CONDOS together. Terry looked over the Chimney Hill's CC&R's and said it looked like we could use about 98% of it. He said it was much easier to read and understand; a much simpler document and more condensed.

### **Pool Committee Report:**

Terry spoke to the Health Department (Michelle Cook) and asked her about getting a variance on our sewer problem. The outlook isn't good on that! Any plans we make to have a new sewer line put in that would put backwash into the sewer system will have to be approved by the Health Dept. first.

### **Maintenance Items:**

Deni Swanger would like a tree moved to the West side of her unit so that it will provide some shade; Terry will do this for her. She also mentioned to Brian said that she can smell sewer gas in her bathroom/laundry area. Brian will suggest that she use drain cleaner and see if that eliminates the problem.

There have been several complaints about the dog debris. We will have Brian send out a letter with the March statements reminding Homeowners of their responsibility to clean up after their dogs. Keeping the grounds clean will also help keep rat and mice problems to a minimum.

**Other Items:**

Brian said that with the new accounting system it will be possible for Homeowners to get their monthly statements by E-Mail, and also to pay on-line, or continue to pay by mail. There will be more information on this.

Liz asked if it was still possible for Homeowners to get a copy of the South Ogden newsletter (community events) that used to come with the water bill?? Brian will check on this and get back to us.

Kara and Liz (Welcoming Committee) will get a copy of the "old" Welcome letter to Brian so that he can have it sent out to the new Homeowners. Karen said that she had met two new families that have been here for about a month.

All Homeowners with renters should have a copy of their lease agreement sent to Welch Randall.

Our next meeting will be March 2, 2011 at 7:00pm. 1933E. 5625S.

Tom motioned that our meeting be adjourned, Karen seconded.