

MEADOWS EAST H.O.A. MEETING MINUTES

JUNE 16, 2011

IN ATTENDANCE; Board Members present: Tom Vandenberg, Joe Oliva, and Karen Layton. Homeowners attending: Linda and Terry Mount, Sharm Layton.

Tom Made a motion that we accept the Minutes from our May 17, 2011 Board of Directors Meeting; Joe seconded.

OLD BUSINESS

Maintenance Items: Painting. The option that we liked best was for the Meadows East Homeowners Association to hire an individual to do our painting. We will have to purchase paint and supplies, which Tom will do along with acting as the Supervisor for the painting. We will have Welch-Randall do the payroll for the 200-hour summer project at \$12.00 per hour. (4 hours per day, 5 days per week) We will have Welch-Randalls' handyman service replace the weather damaged wood where needed. Karen made a motion that we accept this plan; Joe seconded.

Review 3 asphalt bids and make selection; review 3 bids on curb & gutter near Phase 5-3.

After reviewing bids from Post Asphalt, Morgan Pavement and S&T Asphalt Tom motioned that we accept the bid from Post Asphalt for \$3,665.75 for patching the asphalt only, and not doing any curb and gutter work this year; Joe seconded.

Fence Repairs: Tom will contact Brian Morris at Welch-Randall about getting his handyman service to finish our fence repairs.

Shed Door Repairs: Sharm supplied us with prices from All Metals for kick plates 32"X24" @ \$9.60 per unit of galvanized sheet metal which come in white or black, but can be painted. Tom motioned that M.E.H.O.A. pay for the kick plates and have our painter mount and paint them the same color as the doors. Joe seconded the motion.

OTHER ITEMS

Budget Committee Report & Recommendation for the next fiscal year. The 3 options proposed were: 1. No change to the monthly assessment, 2. A 10 % increase. 3. Reserve Funded. Tom motioned that we increase the monthly assessment by 10% and replace 1 roof on a building next year without doing a special assessment. Karen seconded the motion. We would like to thank Kara for doing such a great job on this.

NEW BUSINESS

Financial Report: Accounts Receivable were reviewed and also the collections update from our Attorney. Tom motioned that we accept the Budget, Karen seconded.

CC&R Committee Report: We are still looking at the pros and cons of Rental Restrictions. We'll table this until our next meeting.

Pool Committee Report: The pool is open and warm! Our new deck chairs and tables are in place, now we need some nice weather. The problem of trespassers was discussed; and if we know they don't live here we should call the police. Tom will have Brian get a list to us of paying key holders so that we can better control Homeowners using the pool without a key.

Architectural Committee Report: This was covered when we discussed repairing the shed doors.

Maintenance Items: Rain Gutters, Phase 5-5 (east bldg.) Tom motioned that we have the handyman service repair the rain gutters and downspouts, also the drain on the west side of the building needs to be connected to the original drain designed for the unit. Karen seconded.

Other Items: Post Asphalt did not bill us for the work they did last summer, once they noticed it and brought it to our attention they were paid \$8,000.00 (not our mistake)

1-5 year plan for maintenance needs: We will need to do asphalt work and we need to look ahead at this.

Homeowners concerns: We'll have Brian send another letter with a \$50 fine to the Homeowner with the trailer that is protruding onto the sidewalk

and is too long for the carport. We'll give him 30 days to move the trailer before further action is taken by the Board.

Our next meeting will be held on Thursday, July 14, 2011 at 7:30 p.m. at 1920 E.

Tom motioned that we adjourn; Karen seconded.