

MEADOWS EAST HOA  
Board of Directors Meeting  
March 22, 2011

IN ATTENDANCE: Board Members present: Tom Vandenberg, Joe Oliva, and Karen Layton. Not present: Kara Smith, Megan Marks. Homeowners attending: Terry Mount, Sharm Layton, Liz McPherson.

Tom motioned that we accept the Minutes from our February 22, 2011 Board Meeting; Joe seconded.

OLD BUSINESS

Maintenance Items: Painting Update, no decisions were made at this time, we are still looking at all of our options: having the work done by WelchRandall or obtaining our own insurance and then hiring someone to do the painting for us. Terry suggested that we have a five year projection on where our re-roofing will be because the funds for the painting would have to come out of the Prud, Condo & Common Area funds. How much do we think we would spend per year on the painting?? We agreed to table this until next month's meeting so that Tom can recheck our figures.

Clean Up Letter: We were happy with the letter; now we'll just have to give it some time and see how the Homeowners comply.

OTHER ITEMS

Tom will check with Kara to see if Brian sent her the CC&R's, and also check to see if the Welcome letter was sent to WelchRandall.

NEW BUSINESS

Financial Report: Tom motioned that we accept the report with concerns, Karen seconded. Tom will talk to Brian about the Comparison Report; we would like this to be year to date. Also there are questions on snow removal, water & sewer, and Property Management fees are listed twice??

Accounts Receivable: The report was reviewed.

CC&R Committee Report

Frank Wells (the Attorney for Chimney Hill) has been out of town. Tom will schedule an appointment with him as soon as possible.

## POOL COMMITTEE REPORT

Terry has a solution for the backwash problem for the swimming pool. He said there is a drain in the pool-building floor that he can run the backwash into without too much modification to the drain. The backwash must go into a 2" air-gap sewer system. If Terry can get this work done and approved we should be able to get the pool open. Tom motioned that we proceed with the repairs and open the pool on Memorial Day; Karen seconded.

## ARCHITECTURAL COMMITTEE REPORT

We would like to generate some new ideas on how to inform the Homeowners on what they can do and cannot do. We talked about putting signs on the mailboxes, and also doing two walk arounds per month. We'll table this until our next meeting.

## MAINTENANCE ITEMS

The lamppost light is burned out at 1908 E. Terry will replace it. The metal gate behind MCPerson's has been forced open and it will not lock. Tom will contact Brian about getting Utah Power to repair this as they have been working in the area and using that gate.

## OTHER ITEMS

The Homeowners at 1920 E. would like to know if it would be possible to get some shrubs planted on the East side of their unit. Terry will look at the cost of this and get back to us at our next meeting.

Liz said that there is a trailer parked in the carport at 1932 E. that is too long so it's covering the sidewalk and protrudes into the street. Tom will have Brian write a letter to the Homeowner.

Tom read a letter from a concerned Homeowner who said the meeting notices needed to be posted at least a week prior to the meetings. Karen will make sure to get the notices up one week in advance and we will also try to add the agenda for the meeting on the notice as well as the web link to

WelchRandall. Tom will talk to Brian about these items and also about perhaps putting out a quarterly newsletter.

Our next meeting will be April 19<sup>th</sup>, 2011 at 1933E. At 7:00p.m.

Tom motioned that we adjourn; Karen seconded.