

MEHO BOARD MEETING MINUTES FROM 09/06/2011 @ 7PM

Attendees:

- Matt Tobias, Deni Swanger, Barb Vanderberg, Tom Vanderberg, Leif Eastvold & Terry

Discussed Items:

OLD BUSINESS

- Rain Gutter Update:
 - o Rain gutters repairs were already approved by the previous MEHO Board. We are currently in the process of approving the bid that was just completed and have approved the cost associated with these repairs.
- Condo Parking Issues:
 - o It has come to several home owners' attention that there have been both broken down vehicles and vehicles in general being parked in other homeowners designated parking areas (i.e. covered parking). This needs to be reported to Brian with Welch Randal so these violators can be fined accordingly.
- Landscaping Issue Behind Phase 5 (5625 S)
 - o Several owners have complained about the overgrowth coming from the fytzer bushes located along the back side of 5625 S. Home owners have had several unpleasant encounters with wildlife including but not limited to Raccoons, Rats, Mice and an abundance of Spiders (including hobo spiders). The owners feel this may be due to the size of the fytzers and have asked to have the board look into different options with having them reduced and/or removed in hopes of reducing the unwanted wildlife issue.
 - The board has determined that complete removal of these bushes would be too costly and are now looking into having a few bids done which would show what the cost would be to have the bushes cut back 3-5 feet along with moving the fence in hopes of reducing the pest issue.
 - We are also going to have Brian obtain bids on having someone come in and do animal control specifically for the Raccoon, Rat, Mice and Spider issue's these home owners have identified.
- Storm Drain/ Sink Hole Issue:
 - o Home owners have asked the board to gather bids to correct the issue with the storm drain located near the furthest east section of our association's property (near Terry's place). There has been an ongoing problem with this storm drain clogging up and eroding away below the pavement causing both a safety hazard and possible automobile damage. We will have Bryan gather bids and revisit this issue and costs to correct during next month's board meeting.
- CC&R Revision Committee:
 - o Tom & Terry will continue to oversee this venture with getting our associations CC&R's revised with our Attorney.
- Pool Issues Requiring Attention Prior to Next Season:
 - o It was brought to Terry's attention during this year's "walkthrough" that we would need to address several items before being able to safely and legally continue operation of our associations pool.

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- We need to address an issue with draining the pool. As it currently stands we are in violation and will require some fairly extensive plumbing to meet code. Bids are being requested on this item and are due by March 1st 2012.
- It has also come to our attention that we will be required to install handicap lifts to allow accessibility in and out of the pool in the future years which could be anywhere from 5-10k in cost to purchase and install. We will be requesting bids for this that are also due by March 1st 2012.
- We will also be having bids completed for properly discontinuing and removing the pool (ie filling it with dirt or concrete and covering it with grass) so we can make an educated and cost effective decision for our association. These again will be due by March 1st 2012
- The Architectural committee has come to an agreement that going forward will allow all homeowners to install either Natural Wood style and/or Forrest Green colored front doors.

NEW BUSINESS

- Financial Report
 - Going forward the board meetings will be held no earlier than the 11th of each month as this is when the financial data for the prior month becomes available to us.
- Owners Concerns
 - The new sprinkler boxes are currently in the process of being installed. One box is already installed with plans replacing all other units.
 - As a reminder units that have dryer vents that vent directly outside that it is the homeowners responsibility to clean these vents to ensure proper function and reduce the risk of fire.
- New HOA Insurance Requirements
 - It has been brought to our attention that the laws regarding the insurance our HOA's required to have are changing. Our goal is to bring in an expert to both explain these changes, requirements and cost as well as give our association a better understanding of what to expect going forward. We should have an insurance agent at next month's board meeting that will be able to help us through this.

The next MEHO Board Meeting will be held on 10/11/2011 @ 7pm at 1877 E 5665 S.

Thanks,



Leif Eastvold

Your MEHO Secretary