

## Meadows East Home Owner Association

### Monthly Meeting Minutes

August 17, 2017

Tina Gordon Motioned to Open, Don McPherson Seconded

Proof of Notice was posted timely

In Attendance: Don & Liz McPherson, Tom Vandenberg, Tina Gordon & Amber Flink (Welch Randall)

Quorum for meeting is met 3/5 board members in attendance

#### OLD BUSINESS:

- **Painting in Phase 5-4:** -painters are returning to fix issues from last year's paint job on the fences
- **FHA Approval:** (only for condos) Was rejected due to number of rental units in the Condo as we have 11/20 units which are rentals. Reasons for rejection:
  - To many renters in Condos
  - There is not totally separate finances for the Condos
  - Reserve study
  - They require under 50% of units be rentals
- **Asphalt:** Bid from OSDI was accepted by board, we have added some areas to the work being completed, additional areas approved for work to be completed, all aware of cost increase for additional areas. They are scheduled to start work on 8/18/2017.
- **Sprinkler Box Repairs:** Phase 5-1 area off 5700 south. Amber will follow-up with Rocky Mountain Power to find out when the work will be completed.
- **Condo Patio Painted by Owner:** The unit owner has been notified that the concrete needs to be painted a gray color, changes require Architectural Committee approval.
- **Architectural Approval:** Marie Harwood, requested to have her front/back door replaced, approved by committee. Ermel Torres, patio concrete needs to be repainted grey.
- **Reserve Study:** Amber needs keys for the pool & shed for the week of 8/24/17 for the reserve study walk thru.
- **Satellites Phase 5-5:** Gary has removed the remaining dish and the owners will be billed.

#### NEW BUSINESS:

- **Phase 5-5 Bids:** Amber will obtain painting bids to include the front doors, old garage doors and the overhang above the garages will all be painted the grey color of the stucco. Door Bells, there are 2 units that must have wireless door bells, Gary can install these. Amber will obtain additional bids for the weather stripping that needs to be replaced. Tina will paint and rehang all house numbers for phase 5-5.
- **Collections Policy:** Reviewed the collection process with WR. Payment is due on the 1<sup>st</sup> of the month and is late on the 16<sup>th</sup> of the month, the first letter should be sent on the 16<sup>th</sup> of the first month.(no letter on balances under \$50) The owners will be charged the \$50 late fee and interest on all balances. Stucco Payment is due by 8/31/17, past due on 9/1/17, send

delinquency letter. Follow up with additional letters per policy if balances remain unpaid. Jennie @ WR will follow the collection policy.

- **Work Orders/Inspection:** Per Tom there are no new work orders to review.
- **Financials:** Reviewed financial documentation from Liz and WR, Delinquencies were reviewed(see attachment). Tina motioned to accept, Don seconded, All in favor
- **Utah pipeline safety:** Amber received notice from state that they need access to inspect the pipeline, however the address on the letter is not part of the Meadows East property. She will clarify with the state.
- **Mr. Sykes Parking:** He cannot be parking his recreational vehicle in the visitor parking, WR will notify him.
- **South Ogden City Pet Ordinance:** South Ogden allows for 2 cats and 2 dogs per residence.

**SCHEDULE NEXT MEETING:** Meeting for Sept 21, 2017 will be held at 1933 E 5625 S at 6:30 p.m.

Tina motioned to close meeting, Don seconded.