

Meadows East Homeowner Association

February 16, 2017

Monthly Meeting Minutes

Tina Gordon Motioned to Open meeting, Don McPherson seconded

Roll Call – Board Members in Attendance: Don McPherson, Tina Gordon, Tom Vandenberg & Matt Gibby. Absent Member Stuart Campbell. Steve Randall with WR.

Quorum met for meeting to take place

Meeting Notice was posted Monday 2/13/2017

Residents in Attendance: Terry & Linda Mount, Jessica Ellanson, Kristy Gibby, Liz McPherson

January Meeting minutes were approved thru Email and sent to WR to be posted to website

**OLD BUSINESS**

- Rich Jones stated that he will be working to get HOA fees due for June Hernandez home from Wells Fargo Bank from 11/22/16-current, there will be no fee from him for this service. The needed to complete the paper work for her bankruptcy last week for HOA fees prior to 11/22/16, however we not see any funds due to the bankruptcy. Per Rich if we do get funds from the bankruptcy he will only charge us half of his normal fee \$175/hour.

**NEW BUSINESS**

- HOA Work Orders: Tom not much going on except for Ice Dam issues from Szoka's, per prior meeting, owners are responsible to resolve these issues, as heat wires would resolve these issues. Per Terry Mount the ice issue in question has been resolved in the past with heat wires. Successfully.
- Pool Update: Terry Mount, he has resigned from pool duties, he is willing to work with new person to get things go for this year. Brody, Jessica's husband is interested in taking over this position. Per Steve @ WR they could possibly employ Brody Ellanson. CPO class is in April.
- Federal Taxes: The F1120 H should be filed. Due date is 4/15/2017.
- Phase 5-5 Stucco: Tina volunteered to head committee for the final stucco phase, get other owners in phase involved as well as letter to owners regarding time line, info regarding new windows/garage doors, cable wires need to be secured. Liz will forward the prior letters sent to owners.
- Collections Policy: Reviewed information received from Burt Willey in regards to collection policy. The board members in attendance reviewed the information and agreed to the following: the due date will stay the same 1<sup>st</sup> of each month, however must be paid by the 15<sup>th</sup> or the assessment will be considered late on the 16<sup>th</sup>, late fees and interest will start on the 16<sup>th</sup> day of each month and the late fee amount will be increased from \$5/month to \$50/month. WR will send copy of new policy with cover letter to all owners. The sample collection notice letter from Burt Willey as well as the other changes, Tina Gordon motioned to accept, Don McPherson seconded and all board members in attendance approved. The new policy will be in effect as of 4/1/2017
- Snow Removal: Future common area costs. We are on a common area expense diet for the rest of the year, as we have spent the funds budgeted for 2017, due to high amount of snow received in January 2017.
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- Financial Report: Reviewed financial documentation received from WR & Liz. Late Notice letter need to be sent to the following owners: 2<sup>nd</sup> Maria Torres, 1<sup>st</sup> Angela French, 1<sup>st</sup> Jerry Summers, 1<sup>st</sup> Adam Boswell. The following owners are working with the attorneys: Rich Jones: Wells Fargo/June Hernandez. Burt Willie: Megan Marks, Ligia Moreno, Anne Dunaway and Bertha Delgado (condo). Tina Gordon motioned to accept financials, Don McPherson seconded.
- Insurance Renewal: Liz has been in contact with insurance agent, he is getting us bids for our policy renewal due 3/1/2017, per Steve W/R the state has updated that the insurance deductible must be increased from \$5000 to \$10000. Owners will need to make sure their policy covers the \$100000 deductible as well as any other issues for coverage related to slip/fall.
- Treasurer Training: Rich Jones office offers different trainings for board members throughout the year, the next is for Treasurer 2/23/17 @ 5:30 PM.
- News Letter Items: Insurance Deductible increase, garbage cans, speed limit adherence, collection policy information.
- Next Meeting: March 16, 2017 @ 6:30 PM. Don will host next months meeting @ 1924 E 5625 S

Don McPherson motioned to close, Tina Gordon seconded.