

Meadows East Homeowners Association

Monthly Meeting Minutes

September 21, 2017

Tina Gordon motioned to open meeting, Don McPherson seconded.

Proof of Notice was posted timely

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

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

OLD BUSINESS:

- **Asphalt:** Done
- **Painting Bids for Phase 5-5:** Amber will request bids for painting now that the stucco has been completed. Included in the painting will be all front doors, the overhang above the garage doors. None of the garage doors will be painted. (**ONLY** being painted because of stucco project, under normal circumstances painting of doors/garage is owner responsibility.
- **Garage Doors:** The new garage doors in phase 5-5 will not be painted due to recommendation from Reserve Study Representative, can cause issues with the doors. There are currently 5 owners who still have the old doors, per board these old doors need to be replaced within the next 6 months, must be installed by 3/31/2018. WR will send out letter to owners.
- **Garage Door Weather-stripping:** Per board decision we will have Pioneer Doors completed the weather stripping as they had the lowest bid.
- **Door Bells & House Numbers:** All but 3 door bells have been installed, the remaining door bells have to be wireless due to issues with wiring, work order to have these installed. All of the house numbers have been painted and installed.
- **LETTER TO PHASE 5-5 OWNERS REGARDING STUCCO PROJECT:** Amber will send out a letter to all phase 5-5 owners explaining that we will be painting the front doors, replacing the front light fixtures, door bells and house numbers, only because of the stucco project. All satellites, internet cables and TV cables are the owners' responsibility and need to be attached per HOA policy.

NEW BUSINESS:

- Review the MLS listing on PRUD. Per our attorney they can do additional research regarding city ordinances/license Violations regarding single unit being split into 2 units for rental purposes, which is not allowed per CC&R's. We will not have them complete the research at this time. Amber will send out a letter to the owner letting them know

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that per the CC&R's these units cannot be split and rented, they are single family units. (1939 E 5625 S)

- **Revisit CC&R 10.09:** (Fair and equitable treatment). No owner shall park, store or keep on the property or street within the HOA Properties any large commercial type vehicle. Amber will send a letter to the unit owner where a commercial tow truck has been parked within the HOA letting him know that per our CC&R, it cannot be parked within the HOA. (1883 E 5665 S)
- **Budget Committee:** Jessica, Tina, Liz and Tom will meet on Monday 10/16/17 to create budget for 2018. Meeting at Liz's home.
- **Work Orders:**
 - Tree blocking satellite dish at 5630 (Brian's old unit). Owner complaining as her dish has disruption because of the tree, she requested to have it removed. Amber will obtain bids regarding removal/trimming.
 - Front Window wood rotting at 5663 Woodshire CT. Need to get bids to determine cost for replacement of rotting wood around the windows.
 - Stop Signs at East Entrance/Exit: WR received a complaint regarding cars not stopping when exiting the East exit. One of the stop signs is missing, board approved to replace old/missing stop signs, 3 total.
 - Condo homeowner requested more time to repaint his concrete patio area, board will allow him more time, per owner will be completed by 10/12/17.
 - Satellite Dish on shed roof and one still in front of the unit, Amber will send a letter to all owners of this unit explaining the satellite dish guidelines and they will all be fined \$50 as we are unsure of which owners are not following guidelines, they have been sent several letters regarding the satellite dish issues.
- **Finances:** Per Brody he will not need a check for September. Amber will make sure we are not being billed for check writing now that the pool is closed for the year. Reviewed cost related to stucco project, still have some owners that have not paid, also still have not completed/ or been invoiced for other costs associated with the project, such as the painting, electric (lights & doorbells). Reviewed delinquent accounts and went over status of accounts with balances. Tina motioned to accept financials, Don seconded, and all in favor approved financials.
- **Annual Meeting:** We will hold the annual meeting at the Northern Utah Rehab Hospital again this year. Scheduled for November 14, 2017 @ 7:00 PM. Don would like to provide flowers/chocolates as a thank you for allowing us to host our meeting there.
- **Newsletter:** Review architectural committed, when approval is required. Heat cables, insurance information.

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- **Next Monthly Meeting:** Scheduled for October 19, 2017 @ 6:30 PM at 1933 E 5625 S

Tina motioned to close meeting, Don seconded.