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Meadows East Homeowners Association

Monthly Meeting Minutes

March 16, 2017

Tina Gordon motioned to open meeting, Tom Vandenburg Seconded

Roll Call- Board Members in Attendance: Don McPherson, Tina Gordon, Tom Vandenburg & Matt Gibby.  
Absent Members: Stuart Campbell. Amber Flink with Welch Randall was present

Quorum met for meeting to take place

Proof of Notice was provided on Mon March 13, 2017.

Residents in Attendance: Terry Mount, Jessica & Brody Ellanson.

February Minutes were approved thru email and sent to WR to be posted on web site.

**OLD BUSINESS:**

- Federal Tax Return: Amber checked with Steve he was not sure. Amber will email Don with the status of our 2016 Taxes being filed.
- Stucco Committee for Phase 5-5 project: Tina will lead this committee, need to get more owners involved, send out letters regarding windows/garage doors/front door replacements and cable wires being attached or removed.
- Pool: Brody Ellanson has agreed to get certified (HOA will pay for certification) and work for MEOA on an hourly basis for cleaning pool, checking chemicals, open/close pool on daily basis as well as initial setup and take down at beginning/end of season. Amber is working on getting us additional info regarding WC insurance, liability insurance and payroll. WR is unable to pay Brody as one of their employees as suggested at Feb Meeting. Total cost undetermined at this time. Board will need to determine what pay will be depending on costs for payroll and insurance requirements in the next 2-3 weeks.
- Amber Flink is now the MEOA primary contact at WR, Steve Randall will be a secondary contact.

**NEW BUSINESS:**

- **HOA Work Orders:** Tom Vandenburg: 10 outstanding work orders
  - Request to have carpet replaced on top floors in all condos was approved by board all in favor. Amber will obtain 2-3 bids for cost comparison.
  - Some lighting in the condo area needs to be repaired.
  - Tom will review CC&R regarding family unit allowed in PRUD when rental unit?
- **Architectural Committee:** There are 3 satellite dishes on the ground in cinder blocks, Tina will take picture to send to WR to send out letters to have these removed, they need to request where placement is approved by architectural committee. 30 days from date of letter to be removed or they will be fined.
- **HOA Insurance:** Due to change in state laws they mandated a change in the deductible amount owners are responsible for has gone from \$5000. To \$10,000. Owners will need to contact insurance companies to make sure they have coverage to cover the higher deductible amount. The board accepted the insurance quote for Sentry West all in favor

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- Matt Gibby will look into what it would cost for all owners to have Cable thru the association.
- **FHA Approval** was reviewed as it needs to be renewed, Tina motioned to approve renewal, Matt Gibby seconded, all in favor.
- **Reserve Study:** cost approx. \$1500-\$1800 to have done. The state required all homeowner associations must have the reserve study reviewed every 2 years and redone every 4 years. Tabled decision at this time.
- **Collection Letter:** Letter Liz created and attorney approved was accepted Tina motioned to accept Tom seconded, all in favor.
- **Financials:** Liz McPherson
  - HOA was billed for a snow/ice issue in phase 5-4 due to heat wires were not working, this is a new owner, who was not aware of issue with heat wires, Tina motioned that the HOA pay for these costs approx. \$55, Tom seconded all in favor.
  - 1882- in a 30 day foreclosure, 1892 with attorney, 1929 in 30 day foreclosure
  - Per Amber the HOA checking account will be switched from AFCU to Chase Bank for easier depositing of monies rcvd.
  - Tina motioned to accept financials, Don seconded. All in favor
- **Welcome Committee:** Carol will be stepping down, Tina Gordon has accepted position on committed with Jessica Ellanson and Barb Vandenburg. Will get letters to provider to new owners/renters moving in.
- **Rich Jones:** Seminar for presidents, any board member can attend.
- **News Letter Items:**
  - In condo area in stair well/balcony areas make sure swallows cannot make a nest, once the nest is completed it cannot be removed, shiny objects and plastic reptile as well as vinegar/water solution sprayed in the areas will help keep swallows away.
  - Review architectural committee and new form sent
  - Speeding on 5625 S, Tina will get some new signage for children playing slow down.
- **Next Meeting:** April 20 @ 6:30 pm at Tom home 1933 S 5625 S.
- Don motioned to close meeting, Matt seconded.