

Meadows East Board Minutes

January 10th, 2011

Board Members present: Barb Vandenberg, Deni Swanger, Matt Tobias and Leif Eastvold

Barb Vandenberg opened the meeting.

Board approved the minutes of November 15th, 2011.

Old Business

- New storm drain has been installed (behind Terry's place)
- Sprinkler boxes aren't yet completed
- CC&R revision updates: The Committee met with our lawyer in December to talk about the consolidation of our CC&R's by laws with the ultimate goal of having the verbiage and legal jargon simplified for the homeowners. The committee will meet again with Frank Wells this month to review an option of utilizing some of best practices and verbiages that other similar associations have put in place along with our own unique information specific to our association and community.
- Brian's Insurance contact was not able to make this meeting and will be requested to appear at our February board meeting to go through any updates and changes.
- Our HOA's "Reserve Study" is due by July 1st 2011 to assess whether or not we are setting aside enough reserve to cover future repair costs of maintenance items.

New Business

- Board approved the financials and accounts receivable for October & December
- Discussed the possibility of adding some type of rental restriction into our by laws which could include either a percentage of rented units vs. owner occupied or a clause which would require new owners to occupy their homes for a minimum of one year prior to having the option to rent their unit out.
- Discussed adding a clause into our by laws that would change our current HOA board member rotation from a one year period to a 2 year alternating period to ensure the board always retains at least 2 members with previous experience as newly elected members are voted in.
- The board has been discussing the options of either fixing our current mail box structures or replacing them all together. Our architectural committee put together some cost estimates of going with all new mail boxes and the board motioned to proceed with having all the old boxes replaced with the new ones.
- Homeowners that are interested in having their own recycle bin to place at their residence have the option to do so by simply contacting South Ogden City to arrange for them to drop one off.
- The board discussed the options we're facing with either keeping or permanently closing our pool down and filling it in with dirt and sod. Terry put together a bid that outlined the costs that would be required to get our pool up to code and useable for this coming season which is about 5k in addition to our normal yearly maintenance. Terry also reviewed his bid to permanently close the pool, which would be a cost of about 10k. We currently have allotted about 6k annually that is set aside from our HOA fees specifically for routine pool maintenance. It has yet to be determined if there would be an assessment

to all homeowners if we decide to keep the pool open with the required additional repairs and costs associated with them. It's unlikely there would be any assessment for the closure of the pool as this would ultimately save our association money over time. A notice is being sent out to all homeowners explaining these options in detail along with the option to vote to keep the pool or close it permanently. Your vote matters and this will come down to a majority vote to determine the outcome of this issue. The board motioned to approve this voting process.

-We reviewed the bids for the required repairs to our community caused by the wind storm in December and the board motioned to go with "Rands" for the roof replacement of the affected units.

-Architectural committee will be assessing the condition of shed doors & front doors and plan of having the estimated costs to fix these issues by next meeting

-Architectural committee will also look into the costs required to fix our Meadows East signage near the front of our community.

-Board motioned to change our calendar year to be aligned with the normal January through December.

Next meeting is scheduled for February 21st at 7:00pm at Deni Swanger's Residence.

Barb Vandenberg adjourned meeting