

MEADOWS EAST HOA

Board of Directors Meeting

October 26,2010

IN ATTENDANCE:

Tom Vandenberg, Brian Morris, Joe Oliva, Sharm and Karen Layton, Terry Mount and Liz McPherson.

Tom motioned that we accept the Minutes from our September 28, 2010 Meeting (with corrections) Joe seconded.

Abe Fitch resigned his position on the Board. We'll discuss his replacement via E-Mail.

OLD BUSINESS:

Prud Siding: We still need to get one more bid on this job before making our final decision. If we replace the aluminum with vinyl siding it will cost \$1,500.00 over what we budgeted for this project, but may be a much better solution in the long run. Brian will check on the warrantees. We would want our Architectural Committee to have final say on the color.

Bank Signature Cards: We will have Brian remove Abe's name.

Financial Audit: Brian will check to see if this has been completed.

Penny Hall's Foundation Leak: Brian said it will be at least a week before we get a final determination from the Professionals on the cause of the leak and the cost for repairs.

Welch Randall:

Contact of realtors & transfer fees. Brian said that the realtors contact Welch Randall and that agents are informed about liens from the Title Companies. Tom motioned that we do not charge the \$75.00 transfer fees until we address this in the new C.C.&R. Karen seconded.

Abeyance Agreement. Brian said that this does not go against or conflict with our C.C.&R. It's a quicker method to collect monies owed, and he would let us know who the homeowners were before initiating this payment plan with them. Tom made a motion that we accept the Abeyance Agreement, Karen second.

Delinquent Accounts. Brian said that Roxanne Clark's wages are being garnished. Becky Chappell was credited with \$1,500.00. We continued our discussion from last meeting about switching from Helgeson, Waterfall, & Jones to Walt Merrill. We would leave Roxanne Clark with HWJ. Tom will call HWJ about the fees involved and get as much information as he can. Karen motioned that we switch to Walt Merrill, Joe seconded.

Condo Breezeways: This is still under discussion.

Landscaping and Snow Removal:

Terry's contract expires November 30; we still need to get two more bids. After discussing the pro's and con's and cost of lawn aeration it was decided that we would have Brian take this out of the specification.

CC&R Draft Committee (Chimney Hill)

Brian will get copies to us.

Reserve Analysis: Table this for now.

Other Items:

Brian can post our Meeting Minutes on Welch Agency.Com, and put this information on the Homeowners bill. We would want to screen for sensitive info, such as using addresses and not names.

New Business:

Financial Report: Tom asked Brian to switch the \$10 from the swimming pool key deposit to the pool liability account, the \$50 needs to go to swimming pool expenses.

Liz brought up the issue of the Waste, Removal & Water bill; it needs to be divided. Joe asked Brian to provide the username and password so that we can go online to view the Budget. Brian will provide us with this information. Tom motioned that we accept the budget, Joe seconded.

Maintenance Items:

Liz McPherson said that the rain gutters on the North side of her house leak, also the ones in front of Kara Smith's. We will have to hire someone to repair this; Liz can provide us with the name of someone and so can Brian. Sharm Layton said that he has a baseball size hole in his stucco on the North side of his house.

Brian will check on 1918 E. to see about the screens that are off of the window and sliding glass door; also the cob webs, debris and leftover fencing material left on the deck.

1939 E. We discussed the cables on the roof and decided to do nothing about this.

5653 Woodshire Court has a white trailer parked in the Common Area, Brian will look into this.

5635 Woodshire court has basketball hoop pole, missing the hoop; it needs to be removed. Brian will send a letter to the owner, as this is a rental.

Other Items: Sharm Layton volunteered to be on the Architectural Committee along with Barb Vandenberg.

Our next meeting will be Tuesday, November 23, 2010. 1920E. 5625S. 7:00 p.m. at the Layton's home.

Tom motioned that the meeting be adjourned, Karen seconded.