

MEADOW VIEW HEIGHTS HOA

BOARD MEETING MINUTES

DATE: June 4, 2016

TIME: 10:00 A.M.

PLACE: Duck Creek Fire Station

Meeting was called to order by Rachel at 10:05 A.M. This Meeting was posted and open to all HOA Members interested in attending. Attendees were: Sheryll Hirschi, Frank Scaletta, Rachel Laub, Dennis Wood and Kirk Antes. Excused: Judy Scaletta and Mike Eigner.

FINANCIALS:

The financials were recapped by Sheryll Hirschi and approved by the Board. The Financials will not be posted on the Web Site, but will be available by request through email and/or mail.

CONEX UPDATE:

Kirk Antes proposed to change the completion date for compliance of 90-Days to 30-Days. Frank Scaletta Motioned for approval; Sheryll Hirschi Seconded. Conex information to be added to the Association's Rules & Regulations.

Kirk Antes reported to the Board that any Member interested in the installation of a Conex storage bin on their lot must complete an Architectural Request form for approval. Once approved and the installation is complete, any lettering, logos, and painting of the Conex bin must be in compliance with HOA requirements within 30-days from the installation date.

The approved Conex storage bin paint colors need to be confirmed.

Rachel Laub informed the Board that she will provide the HOA with an enclosed, weather proof box similar to those used by Realtors. This box will be mounted to the HOA's Bulletin Board so that Architectural Request forms are easy to access for HOA Members.

Kirk Antes will have Architectural Request forms available during the Annual Meeting.

MAPS:

Kirk Antes informed the Board that the new HOA Platt maps he obtained from Kane County contain the lot numbers in very small print, and, it has also been noted that some of the lot numbers are incorrect. Kirk Antes will contact the Building Department to confirm accuracy.

Frank Scaletta will attach one of the new laminated maps behind the Plexi-glass bulletin board once the cover doors are completed and installed.

DOCUMENT STORAGE UPDATE:

Dennis Wood has completed the document storage and the access link has been forwarded to Kirk Antes.

LOT CLEAN-UP UPDATE:

Kirk Antes informed the Board that he has provided the Lot Clean-up List to the Sheriff for further process.

Rachel Laub informed the Board that lot clean-up notices on two lots have been received by the owners, as she has received calls from those owners. It appears that the Sheriff is moving forward. There are 129 lots included on the list of lots that need clean-up, supplied to the Sheriff.

SPEAKERS FOR ANNUAL MEETING:

Kirk Antes to contact and invite the Sheriff and Fire Chief

Sheryll Hirschi to contact and invite Forestry

Rachel Laub to contact and invite the County Commissioner and Jeff from the Water District.

CC&R'S UPDATE:

Sheryll Hirschi provided the Board Members with a copy of the 2nd version, Amended and Restated Declaration of Restrictions. Review, discussion and approval of these updates will take place during the next Board Meeting.

Sheryll Hirschi informed the Board that the attorney recommended that we keep the CC&R changes very general and to avoid specifics. In addition, she suggested that we should also submit any changes to the Bylaws update to combine with the changes to the CC&R's for a lower cost. The Bylaws are in need of updating also.

NEW BUSINESS:

Frank Scaletta to provide an Architectural Request for to the owners of lot # 550 Forest Drive for the building of a tree house.

OTHER BUSINESS:

ROADS:

Kirk Antes has informed the Board that the road upgrade estimate submitted by Guy Salsbury has increased by approximately \$5,000.00 from last year. This is due to an increase in material costs.

Kirk Antes Motioned, Sheryll Hirschi Seconded for a preliminary approval to surface two miles of roads within the HOA. Final approval is incumbent upon a clarification of specifics from Cedar Excavation. Kirk Antes will contact Guy for specifics, roads and possible commencement date (before?) July 4, 2016.

Kirk Antes discussed concerns regarding lots that are in need of culverts, as the rain water will wash the material away and cause damage to the newly upgraded roads. He will put together a list of addresses where the owners need to be contacted and culverts installed. Rachel Laub

volunteered to contact those owners once the list is compiled to explain to owners the importance of having culverts put in, on Rim and Quaking Aspen.

Buckskin and Forest need to be repaired. The cost estimate from Cedar Excavation is \$5400.

Kirk Antes will obtain information from Guy regarding driveway road material installation for lot owners interested in having their driveways covered in the same road surface material.

Sheryll Hirshi will speak to the HOA Attorney and ask him to initiate a demand letter to the trucking company demanding reimbursement for the damage to the newly upgraded roads by his logging trucks last October.

Frank Scaletta will post on the Web Site the importance of having culverts put in to save our roads.

SIGNS:

Kirk Antes offered to sell signs to non-members interested in purchasing their lot address sign at a cost of \$25.00. He will move forward once all the signs for the Membership have been posted on their lots. These signs that are available are a result of the sign company creating and shipping signs that were not requested. The sign company does not want them back, so they are available for us to offer to non-members, in an effort to re-coup some of our costs and for public safety.

Rachel Laub informed Kirk Antes that she received a call from a member who says a sign with the wrong lot number was posted to her lot. Kirk asked Rachel to supply him the name of this owner and address of the lot, so it can be corrected.

Rachel Laub has volunteered to stain the HOA Bulletin Board prior to the installation of the protective doors coverings.

DUCK CREEK EVENTS:

Sheryll Hirschi will provide Frank Scaletta a list of Duck Creek area events to post on the Web Site.

FUTURE MEETING DATES:

Board only to finalize the annual meeting: June 18, at the fire station, outside.

Annual meeting: June 25

August 20, 2016

September 10, 2016

All meetings begin at 1000AM.

ADJOURNMENT:

As there were no further business to discuss, Meeting was adjourned at 11:15 A.M.