

MEADOW VIEW HEIGHTS HOA

BOARD MEETING MINUTES

DATE: April 22, 2017

TIME: 10:00 A.M.

PLACE: Duck Creek Fire Station

ATTENDEES: Mike Eiger, Dennis Wood, & Kirk Antes. Frank and Judi Scaletta joined us by phone call. Lucy Aguilar was also in attendance to take the Meeting Minutes.

NOT IN ATTENDANCE: Sheryll Herschi, Denise Laub, Rachael Laub, Patricia Henning.

NOTE: The Board experienced difficulty with the conference call phone number, so there was no avenue for the membership to participate. Contact was made telephonically with Frank & Judi so that a quorum could be obtained. The Board apologizes to anyone adversely affected by this issue. If any member has an issue that they would like the Board to be aware of, please advise the board via the HOA e-mail address.

CALL TO ORDER: 10:24 AM

QUORUM: Yes

HOMEOWNER FORUM: None

PREVIOUS MINUTES: There was no meeting during the month of March, as a quorum was unable to be attained. The last scheduled Board meeting was during October of 2016 and those meeting minutes were approved in 2016 and have been posted on the website.

TREASURER REPORT: Kirk Antes Reporting

Kirk Antes reported the total income from dues is approximately \$32,000, assets for end of 2016 was noted as being approximately \$50,000.00 with all in favor. These figures were derived from financials supplied by Sheryll prior to the meeting, who was not able to attend.

ACC REPORT: None at this time.

MANAGEMENT REPORT: Kirk Antes Reporting

ACTION ITEMS:

The road project was discussed and it has been determined that 1.54 miles of roads will be completed, depending upon the cost. Also, last year's road project of 2-miles will be re-surfaced with the "maintenance" surfacing.

Mike motion to approve, Dennis seconded, with all in favor.

NOTE: The road surfacing has cost the Association approximately \$30,000 per 2- mile segment of initial road surfacing. The Board's intent is to surface the entire MVHOA area of responsibility with the exclusion of those streets NOT in the HOA, ie; Platt E., funds permitting.

- Kirk to contact Guy Salisbury, of Cedar Excavating to schedule and plan this year's road work. Kirk will ask Guy for a cost estimate to finish the roadway surface and submit it to the Board, ASAP. There is also a location on Cedar Mountain that will need a new culvert *under* the roadway for drainage purposes to minimize damage to the roadway during heavy rains. Kirk will contact the Kane County Road Department to see if *Kane County* will install this culvert.

- Kirk to walk and measure the streets for accurate account to supply for Guy's estimate.
- Guy to maintain the roads every year.
- The CC&R updates were discussed.
 - Kirk informed the Board that the email response received from the attorney regarding the CC&R's, did not contain suggested additions/changes that had been supplied to them. It is important the following items be written into the CC&R's:
 1. Conex containers on the lots including the restrictions associated with.
 2. Violation for non-compliance –and complete Due Process proceedings.
 3. Adoption by the board of the Kane County Nuisance Ordinances.
- Changes to the CC&R's has been e-mailed to the Board for review and comments.
 - Dennis commented that if there are county established setbacks or county issues, the county should be contacted.
 - The CC&R's will be discussed and reviewed during the May Meeting.
 - If the CC&R's are approved by the Board, they will be presented to the Membership at the June Board Meeting. Frank suggested the CC&R's be discussed at the Annual Meeting; however Kirk recommended they be discussed at the May Board Meeting and mailed to the Membership by Memorial Day. This will be discussed further when we have a complete, Board approved, document to present to the Membership.
 - Frank to contact Kristain (webmaster) to add new CC&R's to website once reviewed and approved.

NEW BUSINESS: Mike informed the Board that obtaining the engineering report on "the cut" by Sunrise Engineering is pending and that we must wait for the State of Utah to release the report because the state paid for the engineering plans. Unable to provide copies for the Board at this time; pending.

- Board to discuss adding additional Board Members to the HOA. The problem of increasing the Board size which increases the number for a quorum was discussed.
 - Be selective
 - Must have an genuine interest in the HOA
 - Must be able to attend Board meetings & have active participation
 - Will revisit issue at a later time.
- Increase access to the HOA website. Access should be given to the following: with all in favor
 - Board President, Kirk A.

- Secretary, Judy S.
- Treasurer, Sheryl H.
- Sheryll currently is the only board member to receive distribution from inquiries to the HOA e-mail address. Kirk & Judi will be added to distribution.
- Get the membership to provide their email address during the May Meeting. This request should also be included on a separate sheet during the CC&R vote mail-out.
- Review of the Bylaws regarding Board member's unexcused absences.
 - For non-participants, ask if they are interested to continue as a member, otherwise they will be given the option to opt out.
 - Vice President must participate in email responses, meetings, etc.
 - Kirk Antes to ask Sheryl if she needs additional help.

NEXT MEETING: May 20, 2017 – Mike will not be available to attend. Denise will conduct the meeting, which will include all preparations for the June Annual Member's Meeting. Dennis will be available. Frank and Judy will be available via conference call. Kirk may be available by call-in.

As there was no further business to discuss, the meeting adjourned at 11:03 AM.