

MEADOV VIEW HEIGHTS OWNER'S ASSOCIATION

MEETING MINUTES

April 28, 2018

The meeting was called to order at 1000

In attendance: Kirk Antes, Sheryll Hershi, Denise Laub, Dennis Wood, Brad & Bari Kitchen

Judi & Frank Scaletta joined us by conference call.

Kirk motioned to approve the previous month's minutes; Sheryll seconded. All in favor, motion carries

Financials: Sheryll reporting

Available funds end of March: \$35,000

Payments due (receivable) \$14,000+

Annual Board expenses are approximately \$7500, which include:

Annual Meeting preparations, Board insurance, Website, postage, phone, other miscellaneous.

Roads; Kirk reporting

The Board wanted to cover the entire 6 miles of roads within the development with 1- gravel maintenance covering. That bid was for \$46,000. Considering the expenses of the upcoming re-vote, and the HOA's income, we will not be able to do the entire subdivision. Discussion resulted with the decision to cover the most heavily used roads within the subdivision; Meadow Ranch, Buckskin, Forest, Whispering Pines & Pine Ridge between Forest & Whispering Pines. Also, the 200' of Spring ("The Cut") from Whispering Pines to the power pole at the water company lot with initial road covering. Kirk will get a revised bid from Cedar Excavating.

New Business:

Upcoming elections; Kirk, Judi & Dennis are up for re-election

CC&R re-vote;

Sheryll suggested the Board have 3 community meetings to "educate" members as to the necessity of updating/upgrading the CC&Rs. Our attorney's presence at these meetings was also proposed. Sheryll & Bari will orchestrate these meetings. More to follow.

There was Board discussion about the reasons for the last vote's failure. The major contributor was that a non-return of the ballot constituted a NO VOTE. Kirk's discussion with attorneys have confirmed that there is no way around this problem. The attorneys also related that the CC&Rs need to be updated to be consistent with current laws and a re-vote **must be conducted** until passage occurs.

The cost of the ballot mail-out and vote cost your HOA close to \$3000, not including the approximately \$4,000 of attorney work to construct the proposed CC&Rs.

There appeared to be some contention by the membership about including the WUI/CWPP (Wildland Urban Interface Code) and the Kane County Nuisance Ordinances within the revised CC&Rs. It was agreed that these laws did not need to be included within the CC&Rs since they are from a higher authority-in the realm of HOA hierarchy- and are available for enforcement outside of the CC&Rs, so they will be removed. The regulations covering Conex (Steel storage containers) were inadvertently included within the CC&Rs. They should have been placed in the rules, and will be removed from the CC&Rs and placed in the rules.

Members in the audience expressed dislike that Conex boxes have been allowed in the subdivision and that they possibly lowered property values. This aspect was researched during the six month debate on the allowance of the Conex Boxes over 2 years ago when the issue was brought before the Board. There was no evidence that having a Conex container on property, painted to regulations, had any adverse effect upon property values. Since this issue was debated and resolved with considerable compromises on both sides of the issue, the matter will not be reconsidered by this Board.

Dumpster locations were also on the Agenda. This was in response to an e-mail received from Commissioner Smith's request for input regarding such.

This issue is actually more intended for the subdivision (Duck Ridge??) Near the Pinebrook Lodge. Kane County moved the location of the dumpsters in that development and there has been some serious objections by property owners. This really does not concern MVHOA. However, the dumpsters located near True Value are actually on private property. The membership is asked to make sure that all of your garbage gets into the dumpsters and not on the ground. The property owner could revoke his allowance of the dumpsters and we might end up with them being within our subdivision or farther away. Please help keep the dumpster area clean.

The meeting was adjourned at 1100