

West Meadows Homeowners Association Board Minutes
January 19, 2010

Members Present: Ralph Amador, Bruce Hardy, Janice Rose, Bryan Goodman and Annie Dudley

Meeting was called to order by Ralph and a quorum was declared

Minutes from the previous meeting were reviewed, Janice moved and Bryan seconded to approve and they were approved.

The treasure's report was submitted by Janice. Bryan moved and Bruce seconded and the report was approved as presented.

Committee Reports:

Architectural: Nothing new to report

Compliance: Bryan went in November and Mike Eastland went today.

- 18 complied to letter, no further action
- 4 complied after the first letter, fines suspended.
- 4 require 2nd letter for non compliance and initial fine
- 5 require 2nd level fine and letter for non compliance
- 4 require board opinion
- 2 are working on compliance with Bryan
- 11 new violation letters are pending

The 4 to review:

- 1588 Bartlett Hill Ct: Boat with cover. The cover is gone, boat is still there
Board decision: The boat needs to go
- 1475 West Meadows: Shed with T 111 siding viewable from the street
Board decision: Homeowners will screen the shed
- 2796 Old Farm Ave: Trailer is now gone, still have a non-compliant shed,
Board decision: Bryan will handle it.
- 1460 West Meadows: Canvas cover and trailer
Board Decision: Canvas needs to be removed and trailer either needs to be removed or screened from the street.

Bryan will get back out when he can.

Old Business:

- Rock Wall. Janice has called several times and they haven't come to fix it. Stewart suggested we hire our landscaper to do it, Stewart will look into it.

- Foreclosures. Janice is down to 4 to collect from.

- Welcoming Committee. The person taking this on has quit. Janice will see if another of the people on the committee would be willing to head this up.

- Website. Dave Simpson updated our existing website using the 4 pages we get currently for free. Discussed our options and it was decided that Dave will upgrade our website for \$150.00 annually.

- Appeals. Received a letter concerning existing structures on Flat Rock being held to the CC&R's. This was the old CC &R's prior to the current Association taking over and the new CC&R's coming into effect. The board will send a letter regarding this appeal.

- Neighborhood Watch. Janice will email the gentleman who volunteered to head this up and see if he can come to the next meeting.

New Business:

2010 Budget. Janice presented the proposed budget and it was reviewed. Annie moved and Ralph seconded to accept the budget as presented, so approved.

Open Forum for Homeowners

- Broken sidewalk up Islander. A new City law says that homeowners are responsible to fix the sidewalks in front of their home.

- School buses using Titan? According to a homeowner, it is against the law (Federal). This will be looked into.

- Question about satellite dishes. The board cannot regulate satellite dishes.

With no further business the meeting was adjourned.