

WEST MEADOWS ESTATES HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTOR'S MEETING, May 13, 2010

Present: Ralph Amador, Janice Rose, Bryan Goodman, Annie Dudley. Absent: Bruce Hardy

The meeting was called to order by Ralph Amador, a quorum was declared.

Last meeting's minutes were reviewed, Bryan moved, Ralph seconded to approve, so approved.

Treasurer's Report:

Total checking and reserve:	\$44,445.05
Expenses:	\$4,724.05
Trial Balance:	\$39,721.00
Open Invoices:	\$5,715.40
Unpaid Dues:	\$2399.55

Ralph moved, Bryan seconded to approve, so approved.

Committee Reports:

Architectural:

- Approved four new house plans for Wyant Corp.
- Inspected one house for paint color; The house was repainted.
- Approved three new fences
- Worked with bank to complete painting and landscaping on Old Farm Ave.
- Submitted a new policy regarding awnings, Ralph moved to accept with following changes: Take out free standing. Bryan seconded, policy accepted. (Complete policy is on the website)
- Submitted a new policy regarding signage and commercial vehicles. Bryan moved to accept, Janice seconded, policy was accepted. (Complete policy is on the website)
- Submitted some revisions to a current policy that need to be made so that we are consistent with how we are currently operating. Annie moved to accept with addition of Appendix 8.6, Bryan seconded, motion passed.

Enforcement:

- Need to follow up with some who have been fined to re inspect.
- Main problems are T-111 and vehicles
- Some need to be turned over to collections, Bryan will go over some with Janice to see if they are in foreclosure

Old Business:

- Foreclosure notices- We have around 30 total, 8 of which we haven't collected on, Janice is working on them
- Open Board Positions- 3 people have come forward; Mike Eastlund, Peggy Bean, Katie Boyce and Adrian Alvarado. Janice will contact them and remind them to show up at the annual meeting.
- Annual Meeting- June 2<sup>nd</sup> at Roths, 7:00 pm

We need: Sign in sheets, copies of CC&R's, Ballot sheets with names and blank spots. Also, need to send an email and letter (to those without email) announcing the meeting time and place and also have a ballot and a proxy. They will both be on the website as well.

- Welcoming committee - they are still delivering bread to new homeowners.

#### New Business:

- Board needs to approve for our lawyer to sue a homeowner personally to collect dues.
- Janice presented some policy changes to 102, 201 and 301. Annie moved, Ralph seconded to change the policies as presented. Motion passed. (Policies with revisions are on the website)
- Permit issues- Will become more of a problem as summer comes.

#### Member's Open Forum:

- Do we have enforcement over neighbor's backyards? No, we do not. (unless visible from street)
- Parking on Dutch oven - City could put up 2 hour parking signs

The meeting was adjourned at 8:30 pm.