

# **MEETING MINUTES**

## **Meadow Park HOA Board Meeting 1/13/15 6:00 PM Village Baptist Church**

### **Attendees:**

Jerry Rolfs	Meadow Park Board, President
Bill Kaberlein	Meadow Park Board, Vice-President
Pat Wallace	Meadow Park Board, Treasurer
Shannon Kaberlein	Meadow Park Board, Secretary
Nick Conley	Highland Realty & Management

**Absent:** None

### **BOARD MEETING:**

1) **Call to Order.** Meeting called to order Jerry called the meeting to order at 6:00pm

### **2) Delinquent accounts**

a) Raymond Sparks Jr.

i) Connie Beach from Orten sent a foreclosure recommendation. We question the financial wisdom due to the expected costs involved in pursuing \$3,000.

ii) The Board decided not to pursue it. We can and have to wait for the house to sell.

iii) The attorneys will keep it current as the debt increases.

b) Santos & Sarmiento

i) They are making payments of about \$100 per month.

c) Ochoa

i) Bankruptcy is ongoing

- d) Total balance on delinquencies has dropped \$400 since October and the board notes a significant drop in the number of homeowners and the total balance.

### **3) Sign checks**

#### **4) PROMISE is the software we use**

- a) Nick will explore exporting to Excel and have the intern work on it
- b) Nick will look at additional reporting to add budget amounts to the income and expenses and expanded reporting to compare budgets, income, expenses year over year.

- 5) **Adjournment:** Board Meeting adjourned at 6:30 pm.

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### **Absent:**

### **COMMUNITY MEETING**

1 resident attended

- 1) **Meeting called to order** Jerry called the meeting to order at 6:31pm.
  - a) Bill moved to waive the quorum requirement and move forward as a quorum is impossible. Shannan seconded. Passed unanimously.

### **OLD BUSINESS**

- 1) **Approve October Meeting Minutes**
  - a) Tabled to next meeting

### **NEW BUSINESS**

- 1) **Review Financials**

- a) Pat asked about the difference between capital and expense on the pool heater and was satisfied with the explanation that replacing the heater is a capital expense whereas repairing it would have been a regular expense.
- b) Why did we waive 4<sup>th</sup> quarter dues if it created a loss
  - i) Because we have significant reserves.
  - ii) Everyone, even delinquents, got the waiver.
  - iii) Motion to approve the 4<sup>th</sup> quarter financial reports by Jerry, Bill second, passed unanimously.

## **2) Approve 2015 Budget**

- a) Stays the same except adding money for July social event out of reserves
- b) We need new snow plow company. Old guys did not show up after Christmas
  - i) LMX services
- c) Bill moved, Shannan second to approve budget passed unanimously.

## **3) Nominations for Board of Directors**

- a) There were no candidates.
- b) As a review, Directors serve 3 year terms
  - i) Pat and Shannan joined 2014
  - ii) Bill joined 2012
- c) The board unanimously agreed to continue to serve.

## **4) Vote for Board of Directors (If any New Board Members)**

- a) No new board members

## **5) Free dues drawing for 2nd quarter 2015**

- a) The resident in attendance drew Jason P Valdez 12580 Dahlia Way
- b) Only residents who have no balance are eligible. This is different from the waiving of dues to avoid legal questions.

## **6) Next meeting – Community Meeting Tuesday, April 14<sup>th</sup>**

## **7) Storage Sheds issue is tabled**

- a) We will get an opinion letter on waiving storage sheds; granting blanket variance.

- b) Jerry informed us the builder had a committee of purchasers and the ban on storage sheds.
- c) Homeowner added that if you can store your items in your shed you can put more cars in the garage and there are fewer cars on the street.
- d) This issue is aggravated by older law that required 67% of first lien holders to approve. Jerry indicates newer law says we can mail a letter requiring an affirmative objection
  - i) In the meantime, we are looking at handling by variance at the next board meeting or by special meeting with proper notice.
  - ii) We will send a letter informing the members we are holding a meeting to consider a blanket variance on sheds.

## **8) Open forum**

- a) Has the board considered posting no soliciting, no flyers signage?
  - i) Incident about purported alarm salesman asking details about her alarm system, he was not a salesman but “casing” the neighborhood.
  - ii) No the board has not considered this, is not necessarily against it but no one felt it would be very effective.
- b) Street sweeping
  - i) We have not seen them but think they come through once or twice or year.
  - ii) Can we consider having one come through once a year?
  - iii) Nick will call Thornton for details.
- c) How do we slow traffic on Dexter Street or can we put 4 signs by the pool?
  - i) This has been brought to city council, no movement on this
  - ii) Nick will call traffic
- d) Why were there only portable speed signs on Clermont and nothing since?
  - i) Pat and Shannan state you have to call and request.

## **9) Adjournment:** Bill moved, Jerry second end to adjourn without objection.

- a) Community Meeting adjourned at 7: 25pm.