

**MEADOWVIEW PARK HOMEOWNERS ASSOCIATION ("HOA")
OPEN SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS**

The duly noticed Board of Directors ("Board") open session meeting was held on April 4, 2019 at 2684 W. Meadowview Lane, Anaheim, California 92804.

Call to Order – At 7:00 p.m., President John Selof called the meeting to order.

Determination of Quorum – Quorum was met with Board members present: John Selof, Irvin Ashworth, Gary Crawford, Ann Harrell and Rochelle Atwood.

Others present: Jo-Ann Ashworth #2680, Beth Yetzer #2650, Hayden and Nadja Jones #2644, Edward Estrada #2685, Jesus Ortiz #2671, and Angelica Corona #2670.

Agenda:

I. Review and approval of minutes from previous meetings:

On motion duly made, seconded and carried, the Board approved the meeting minutes from April 5, 2018, and May 31, 2018. The minutes are available in the HOA's website: <http://meadowview.tripod.com/>

II. Reserve Study

A Reserve Study is a study made of all the capital expenditures in the association (e.g., roofs, paint and wood repair, asphalt, etc.). It evaluates how much useful life remaining on those expenditures and how much they're likely to cost when they wear out. From that, a calculate is made on how much money the association has to set aside each year to the Reserve Fund to have enough to replace those items when they do wear out.

The Board presented an updated Reserve Study as of April 2019. On motion duly made, seconded and carried, the Board approved the Reserve Study.

III. Budget

For fiscal year July 1, 2019 - June 30, 2020, the total annual budget increased by \$6K to \$60.6K of which \$37.4K is for operating expenses and \$24.3K is for capital reserve allotment. Due to the increase in reserve allotment and certain operating costs, the monthly association fee has increased by \$20 to **\$210** compared to \$190 as of June 30, 2019. **The new association fee will be effective on July 1, 2019.** On motion duly made, seconded and carried, the Board approved the budget.

IV. Financial Report

There are no year-over-year significant changes to the balance sheet and income statement as of February 28, 2019. The fiscal year financial statements ending June 30, 2019, will be mailed out in July/August 2019. The HOA has no long-term liabilities.

V. Election-Related Matters:

- A. Theresa Madrid, the HOA independent consultant, was appointed inspector of election. On motion duly made, seconded and carried, the Board approved Theresa to be the inspector of this coming June election.
- B. The current Board members have agreed to run again for the next term.
- C. The annual meeting is schedule on **Thursday, June 13, 2019 at 7:00 p.m.** at the Green Belt area in the back-west end corner of the Meadowview Park complex.

The agenda includes the following:

- 1. Counting of ballots (if necessary)
- 2. Calling of meeting to order
- 3. Announcement of results of the election
- 4. Election of officers
- 5. Tree trimming
- 6. Roof inspection (rain damage)
- 7. Old and new business
- 8. Adjournment

VI. Other/New Business

- A. Termite inspection** – The termite inspection and treatment of exterior wood (including patio) shall begin on April 20, 2019 and will be substantially completed on April 27, 2019. The following is the contractor selected for this job:

Southern California Exterminators
10692 Chestnut Ave.
Stanton, CA 90680
(714) 236-1200 / (800) 418-9263

- B. Asphalt and paving** – The asphalt removal, asphalt overlay, and slurry seal (including time to allow slurry to dry) will be from May 20 - 24, 2019. There should be no vehicles parked outside of the common area beginning at 7:00 a.m. Cars blocking access to the repair are subject to being towed at the owner's expense. The Meadowview Lane will be closed during the asphalt and paving/slurry hours. A reminder notification will be posted on the mail box at least three weeks before work is scheduled to begin. The following is the contractor selected for this job:

Allied Paving Co.
13912 Newhope St.
Garden Grove, CA 92843
(714) 632-7484

- C. Parking in front of house** – There have been reports of cars parked unattended in front of the units. The following are the HOA Rules and Regulations related to Automobiles. For a complete list, visit the HOA website on Governing Documents – CC&RS and BYLAWS PASSED.

Section IV - AUTOMOBILES

(Unless permitted by the HOA)

- **Rule 6:** No unattended vehicles are allowed to be parked in front of any garage.
- **Rule 7:** Any vehicle left unattended in any non-designated parking area will be towed without warning, at the vehicle owner's expense.
- **Rule 10:** Temporary parking shall be permitted for delivery trucks, service vehicles and other commercial vehicles being used in the furnishing of services.

- D. Homeless people** – The City of Anaheim will fulfill the terms of a legal settlement requiring to provide 325 beds to homeless people by early 2019. Homeowners are encouraged to call the police at (714-765-7921) if they see homeless people staying for what seems to be an extended period of time in the City Power Station (next to our condominium complex) so that they can be relocated to a homeless shelter.

The following are included in the April 2019 packet that was handed or mailed out to the homeowners:

- Reserve Study as of April 2019
- Annual Budget – July 1, 2019 – June 30, 2020
- Financial Report as of February 28, 2019
- Agenda items for the annual meeting on June 13, 2019
- Termite inspection and asphalt/paving information
- HOA Certificate of Liability Insurance
- Collection Policy on delinquent association fees and fines and penalties
- Internal and Alternative Dispute Resolution Procedures
- HOA website information
- Other CC&R materials and periodic disclosures

Meeting was adjourned at 8:35 p.m.

Minutes taken and prepared by:
Jo-Ann Ashworth
Recording Secretary