

**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 6, 2017 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, David Ho and Ann Harrell.

Others present: Jo-Ann Ashworth #2680, Carmen Flores #2604, Mr. and Mrs. Jones #2644 and Mr. and Mrs. Estrada #2685.

Agenda:

I. Review and approval of meeting minutes from previous period(s)

On motion duly made, seconded and carried, the Board approved the minutes from April 7, and June 9, 2016. The Board minutes are also available in the HOA's website:
<http://meadowview.tripod.com/>

II. Rain damage

Intense rain in January and February of this year caused exterior siding and roofing damages in Units #2664, #2665, #2670 and #2681. Repair estimate of \$5,642 from Kustom Kut Construction Company will cover site preparation for demolition, construction materials and labor. On motion duly made, seconded and carried, the Board approved the repair estimate. Repair is scheduled to begin second week of April.

III. Budget

For fiscal year July 1, 2017 - June 30, 2018, the budget remains the same at \$54.6K of which \$36.9K is for operating expenses and \$17.7K is for funding the required reserve. As a result, the HOA fee stays the same at \$190 per month. The budget is based on past and current expenses and reserve studies. On motion duly made, seconded and carried, the Board approved the budget.

IV. Financial Report

For the eight months ended February 28, 2017, the HOA has net income of \$14.6K. There are no significant changes to report in the Balance Sheet. There is no other major maintenance scheduled in 2017 except for slurry application on certain area within the condominium complex. Copies of the full year financial statements will be mailed out along with the HOA fee invoice in August 2017.

V. Election-Related Issues:

- A. Appointment of inspector of elections – 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. Call for candidates – The application form for candidate to the Board of Directors is included in the package that was mailed out on the 1st week of April. The form must be returned postmarked no later than April 30, 2017. After which, the nomination will be closed.

- C. All five current Board members have agreed to run again and they will be listed as incumbents in the ballots.
- D. Discussion for the upcoming annual meeting and ballot counting procedures – The annual meeting is schedule on Thursday, June 1, 2017, 7:00 p.m. at the Green Belt area in the back west end of the Meadowview Park complex.

The agenda includes the following:

- Counting of ballots (if necessary)
- Calling of meeting to order
- Announcement of results of election
- Election of officers
- Tree trimming
- Old/new business
- Adjournment

VI. Other/New Business

There is no old and new business to report.

The Board would like to acknowledge and is appreciative of the volunteering work done by Hayden Jones for lubricating the condo gate which saves the association about \$120 a year on maintenance fee and Eddie Estrada for fixing one of the broken light sensors which saved the association about \$75 in service fee.

Way to go Hayden and Eddie! You have set a great example for others to volunteer as well in our community. A BIG thank you!!!

Meeting was adjourned at 7:20 p.m.

Minutes taken and prepared by recording secretary Jo-Ann Ashworth