

**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 5, 2018 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.

Others present: Jo-Ann Ashworth #2680, Beth Yetzer #2650, Hayden and Nadja Jones #2644, Edward Estrada #2685, David and Ashley Richardson #2614, Rochelle Atwood and Mike Coburn #2675.

Agenda:

I. Review and approval of meeting minutes from previous period

On motion duly made, seconded and carried, the Board approved the minutes from June 1, 2017. The Board minutes are available in the HOA’s website:

<http://meadowview.tripod.com/>

II. Reserve Study

There are no significant changes to the current reserve study. The next study is scheduled in 2019.

III. Budget

For fiscal year July 1, 2018 - June 30, 2019, the budget remained relatively the same at \$54.6K of which \$37.6K is for operating expenses and \$17.0K is for funding the required reserve. As a result, the monthly fees will remain the same at \$190. 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

There are no significant changes to the balance sheet as of February 28, 2018. There is no planned major maintenance in 2018. Copies of the full year financial statements will be mailed out in August 2018.

V. Election-Related Matters:

- A. Appointment of inspector of elections – To be determined.
- B. Call for candidates – The application form for Board of Director candidate is included in the package that was mailed out first week of April. The form must be returned postmarked no later than April 27, 2018. After which, the nomination will be closed.
- C. The 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, May 31, 2018, 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/removal
- Old/new business
- Adjournment

VI. Other/New Business

- Rochelle Atwood #2675 was appointed member at large. On motion duly made, seconded and carried, the Board approved Rochelle Atwood to be a member at large of the Meadowview Park HOA.
- Delinquent HOA fees –
 - Meadowview Park HOA CC&Rs Article 4.8 - The Association shall have the authority to lien and foreclose upon any Lot for non-payment of Assessments, to take title to the Lot, to assume or otherwise pay off encumbrances, and to acquire, hold title to, lease and convey, with or without consideration, real and personal properties and interests.
 - The HOA will enforce the above rules on fees delinquent over six months. Homeowners with delinquent dues over the stated time frame will be assessed with interest and will be responsible for legal fees associated with the collection of the unpaid dues.

Meeting was adjourned at 7:35 p.m.

Minutes taken and prepared by recording secretary Jo-Ann Ashworth