

**MEADOWVIEW PARK HOMEOWNERS ASSOCIATION ("HOA")  
OPEN SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
APRIL 2, 2015**

The duly noticed Board of Directors ("Board") open session meeting was held on April 2, 2015 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, Siegfried Prill, Gary Crawford, and Irvin Ashworth. Absent: David Ho

**Others present:** Jo-Ann Ashworth (Board recording secretary), and home owners Beth Yetzer, Hayden and Nadja Jones.

**Agenda:**

**I. Review and approval of any Board minutes from previous meeting(s)**

On motion duly made, seconded and carried, the Board minutes for April 2, and June 4, 2014 were approved.

**II. Reserve Study**

For the fiscal year July 1, 2015 to June 30, 2016, the recommended annual funding remained the same YOY at \$18.9K. The projected ending reserve balance for the same fiscal year of \$206.3K is down by \$12.1K or 6% primarily due to the major expenses paid during 2014 which included asphalt and slurry applications and replacement of condominium gate motors. Based on the projected reserve study for the fiscal year July 1, 2015 to June 30, 2016, the HOA will be 100% funded. For more information regarding the reserve study, please contact your HOA Board of Directors.

**III. Budget**

For the fiscal year July 1, 2015 to June 30, 2016, the budget remained the same YOY at \$54.6K of which \$35.7K is for operating expenses and \$18.9K is for the required reserve funding. This makes the HOA fee to remain the same at \$190 per month per unit. On motion duly made, seconded and carried, the Board approved the budget.

**IV. Financial Report**

The financial reports for the period ending February 28, 2015 were included in the package that was distributed on the 1<sup>st</sup> week of April.

**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 for candidate to the Board of Directors is included in the package that was distributed on the 1<sup>st</sup> week of April. The application form must be returned postmarked no later than 5:00 p.m., Wednesday, April 22, 2015.

- C. Discussion for the upcoming annual meeting and ballot counting procedures –  
The annual meeting is schedule on Thursday, June 4, 2015, 7:00 p.m.  
(tentatively set) at the Green Belt area in the back west end of the complex.

The agenda includes the following:

- Counting of ballots
- Calling of meeting to order
- Announcement of results of election
- Election of officers
- The year in review
- Adjournment

#### **VI. New Business**

The Board proposed for Irvin Ashworth (member of the Board) to be added in as a signatory to the HOA Union bank account. On motion duly made, seconded and carried, the Board approved Irvin Ashworth to be added in as part of the association's bank signatory.

#### **VII. Other Business**

Vandalism in the Meadowview Park general area was reported to the police due to an alleged attempted break-in to one of the homeowner's automobile. After further investigation, it was later determined by the owner of the automobile that nothing was missing or stolen. No conclusive evidence was found confirming the alledged incident took place at the Meadowview Park location.

Meeting was adjourned at 7:20 p.m.

Minutes submitted and signed by recording secretary.

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Jo-Ann E. Ashworth  
Recording Secretary