

**MEADOWVIEW PARK HOMEOWNERS ASSOCIATION (“HOA”)
ANNUAL OPEN SESSION MEMBERSHIP MEETING
JUNE 4, 2015**

The duly noticed Board of Directors (“Board”) open session meeting was held on June 4, 2015 in the back west end parking lot of the Meadowview Lane complex, Anaheim, California.

Call to Order – At 7:01 p.m., President John Selof called the meeting to order.

Determination of Quorum – Quorum was met with Board members present: John Selof, David Ho, Siegfried Prill, Gary Crawford, and Irvin Ashworth.

Others present: Jo-Ann Ashworth (Board recording secretary), home owners/renters representing units 2604, 2634, 2640, 2644, 2650, 2654, 2664, 2670, 2675, 2680, 2681, 2684.

Agenda:

I. Tree Trimming

Tree trimming maintenance which is typically performed every other year is scheduled at the end of 2015. The service will be performed by Affordable Services for \$1,800 (the same company and fee as last year). On motion duly made, seconded and carried, the Board approved the tree trimming service fee.

II. HOA Consultant Fee Agreement – 1st Amendment

The Consultant-Association Fee Agreement with Theresa Madrid dated October 2, 2013 is hereby being amended dated and effective as of July 1, 2015. The amendments include (but not limited to) the scope of services and duties performed on as needed basis only. The amended fees will be \$30 per hour for performance of services plus reimbursement of incurred costs and expenses in connection with Consultant’s representation of the Association. On motion duly made, seconded and carried, the Board approved the 1st amendment to the Consultant-Association Fee Agreement.

III. Result of Annual Election of Officers

There were no applications received for the HOA Board of Director and Officer candidacy. All current Board members are in agreement to run for another term. On motion duly made, seconded and approved, the same Board members were re-elected for the fiscal year beginning July 1, 2015.

IV. Old Business

There are no topics for old business.

V. New Business

A. Vehicle Parking - There have been reports of some homeowners occasionally or regularly using several of the parking spaces which at times resulted to some homeowners parking either in front of their houses or outside of the common area. After further discussion, it was determined that this is currently not a recurring issue and the Board does not need to take any immediate action. However, the Board will revisit this topic and come-up with either a corrective action or a permanent solution if the parking issue becomes pervasive and several homeowners/renters are beginning to file complaints.

It was also noted during the meeting that parking in front of the house should be limited due to obstruction to other homeowners going into their garages and most importantly for safety reasons when fire trucks or hospital ambulances need to pass through due to an emergency.

As a rule of thumb concerning parking spaces, homeowners should be respectful of other homeowner's right to park their vehicles (at any given time or as needed basis). There are 24 units with only 25 parking spaces. The homeowners have the **first right** to use those parking spaces over visiting relatives and guests. If a homeowner is inviting several (3 or more) guests with cars that need parking spaces, it is prudent for the homeowner to have some of their guest park outside of the common area as homeowners who regularly and/or do not regularly park their cars outside might need a parking space at some point in time during the day. For more information about this topic, please refer to the Meadowview Park Homeowners Association CC&Rs Article 10: VEHICLES AND PARKING or reach out to your Board of Directors.

B. Other Topics

1. Gate code – Gate entry code is not easy to change as it involves software programming of the Access Control Device/Box. For security reasons, in general, gate code should not be given to the public (e.g. person delivering food, person doing maintenance/repair, etc.). Instead, it is recommended for them to use the Access Control Box located outside of the gate and operated via remote telephone entry inside the unit to open the gate. For information on how to use this Box, consult your Board of Directors.
2. Condominium gate electrical circuit breaker box - A suggestion was raised to put a pad lock with combination code on the gate electrical circuit breaker box. The Board will keep the combination code so the gate can be manually opened when the power is down or for other reasons such as motor gate is not working, emergency situations, etc.
3. For the safety of homeowners and their guest(s) and to mitigate the risk of potential liability for homeowners with dog(s), the Board strictly suggests the use of a leash when dog(s) is outside of a confined/restricted area. In addition, homeowners are responsible for cleaning after their dog poo. As homeowners/renters of the Meadowview Park Condominium, we should take pride of our neighborhood and make a conscious effort to keep our common area always clean. For more information about California Dog Law, go to the link attached below.

<https://www.edgarsnyder.com/dog-bite/dogbite-law/california.html>

The meeting was adjourned at 7:30 p.m.

Minutes submitted by recording secretary.

Jo-Ann E. Ashworth
Recording Secretary