

**MEADOWVIEW PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES**

The duly noticed board of directors' meeting session was held on **May 2, 2014** at the 2684 W. Meadowview Lane, Anaheim, California 92804.

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

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

Others present: Jo-Ann Ashworth (Board recording secretary)

Topic of discussion – Amendment to the Meadowview Park Homeowners Association ("Association") Amended Declaration of Covenants, Conditions & Restrictions ("CC&Rs"), recorded on October 31, 2012, as Instrument No. 2012000668211 in the Official Records of Orange County, State of California.

I. Proposed Amendments

The Board of Directors of the Association has been working closely with the law firm of Adams Kessler, PLC in amending the Association's CC&Rs. The proposed amendments are as follows:

- A. Impose a cap on the number of Lots that may be rented in Meadowview Park. It provides, among other things, that a maximum of four (4) Lots may be rented at any given time. This rental cap does not apply to current owners under the Davis-Stirling Act of California Civil Code 4740. Current owners may continue to rent their Lots as they have before, regardless of the number of leased or rented Lots in the community.
- B. The proposed amendment clarifies that although the Association is responsible for treating termites and other pests, termites or pest inspections conducted solely in connection with the sale of a Lot are not the responsibility of the Association. This provision applies to all owners.

II. Voting and Counting of Ballots

- A. Votes will be casted by secret written ballots. A detail voting instructions will be mailed out along with the ballot.
- B. Ballot must be returned to the Inspector of Elections by mail or personal delivery no later than June 4, 2014 at 6:30 p.m.
- C. Theresa Madrid, HOA consultant, has been appointed Inspector of Elections during the April 2, 2014 Board meeting.
- D. A meeting to count ballots is scheduled on June 4, 2014 at 6:30 p.m. at the Haskett Branch Library located at 2650 West Broadway, Anaheim, California 92804.
- E. In the event that sufficient ballots to meet a quorum are not received by the initial due date, the Board of Directors reserves the right to adjourn the meeting and extend the balloting period to a new date between 5 and 30 days later.

- F. The affirmative votes of more than 50% of the Association members, or at least 13 of 24 lots, where at least a quorum is present, are necessary to approve the Amendment with this ballot pursuant to Article 20, Section 20.1 of the Association's current CC&Rs.

On motion duly made, seconded and carried, the Board approved the proposed amendments to the Association CC&Rs and related topics.

Meeting was adjourned at 8:00 p.m.

Minutes submitted by recording secretary, Jo-Ann Ashworth.