

Meadow View Park
Homeowners Association Meeting
February 24, 2009 - 7:00pm
Newcastle Elementary

With 22 members in attendance and an additional 10 proxies, the quorum requirement of 48 (60% of 80 homes) was not met and no official business was conducted.

Introductions

Everyone in attendance introduced themselves along with specific concerns they may have.

Landscape Project(s)

Bill Griffith provided some history regarding the plans to revamp the landscaping in the entry way. He introduced Janel Ecker, Landscape Architect with Terra Firma, who was retained by the HOA to develop an overall master plan. (At a prior HOA meeting, it was determined that a comprehensive professional landscape master plan would be helpful to ensure future landscape upgrades to the common areas are coordinated in appearance. Portions of the plan could be implemented based on the priorities of the HOA and available funding).

Janel handed out copies of the proposed master plan she had developed with input from the landscape committee and provided an overview to those in attendance. The specific questions and comments raised during the presentation and discussion were:

- An 8 to 10 feet tall tree in the corner (NE corner of 79th and 144th) could pose a danger. The landscape architect noted that she moved the contemplated original position of the tree due to this concern and did not believe with the current placement it posed a risk.
- The whiskey river rocks could pose a problem with kids kicking and throwing them. Someone noted this was not a worry as rocks are in many yards throughout the neighborhood already and are not a problem.
- A concern was raised whether the ground cover on the island could get established with kids potentially walking across it.
- There was a question as to whether the durability of the selected plants to withstand the cold was taken into consideration. The landscape architect indicated it had been factored into her plant selections.
- Bringing power to the island for lighting was discussed. Bill Griffith reported to the group that he had found a contractor that could bore a hole under the street to bring power to the island. The landscape architect pointed out to the group the symbol used in her sketch for lighting. An observation was made that people entering our neighborhood heading west on 79th (from the Reserve) do not even realize 144th is the entrance to a neighborhood as no lighting can be seen from that angle making the entrance distinctive.
- There was a concern whether the extension of the concrete block wall would stop the water runoff over the sidewalk that continues at the low end of the current wall.

- There was a concern with the status of the yellow paint around the island.

Also distributed was a detailed list of the various maintenance projects and contemplated improvement projects. The location, description of work, estimated expense, contractor and status were shown for each item. Items ranged from Common Area H maintenance to boring and insertion of a conduit to the island in the entryway.

Coal Creek YMCA

Michelle Petitti of the Coal Creek YMCA provided some information regarding the new YMCA being built in Newcastle.

CC&Rs

By way of background, it was noted in the April 22, 2008 HOA meeting that the CC&Rs are poorly written and contained ambiguities. This discussion resulted in Roger Youngberg volunteering to do a more thorough review of the CC&Rs and develop recommended changes.

Roger noted to the group that his work was still in a draft stage and the intent was to clarify the CC&R's - not change them. The process for actually changing the CC&Rs was discussed. Many directly involved with the prior change were in attendance and indicated it is some work but it is possible.

One homeowner felt there was a place for the HOA as far as maintaining common areas but no one should be able to tell another homeowner what they can do on their own private property. Several homeowners disagreed and pointed out that part of living in a neighborhood such as ours is agreeing and following the CC&Rs.

Some homeowners who saw the working draft expressed concern it was not just clearing up ambiguities but rather going one step further and cited examples of hefty fines for not filing paper work properly.

A concern was raised regarding the qualifications of the ACC members (not specific to the current MVP HOA ACC members but in general) and whether neighbors who happen to volunteer to be on the ACC really have the ability to assess whether a proposed change is harmonious with the neighborhood.

A question was raised whether this working group had taken into account the powers granted to the Board of Directors in the MVP Bylaws and perhaps that is the more effective route to clear up ambiguities. Roger indicated that he had not considered the Bylaws and was focused in the CC&Rs.

It was noted that if someone wants to change the CC&Rs in any manner, it requires 90% homeowner approval. This standard applies to "adding more teeth" and alternatively making common area maintenance the only function of the HOA.

Treasurers Report

Mr. Bill Lange provided the Treasurer's report which included comparative FY 2007 and FY2008 actual results as well as his initial Treasurer Budget for FY 2009. Some highlights included:

- FY 2008 had a net gain of \$7,787.50 due largely to the annual assessment increase and the mailbox replacement project coming in within budget.
- The mailbox special assessment raised \$37,500 and the project cost \$37,122.48.
- The FY 2008 net gain resulted in an overall surplus position of \$13,158.27.
- With the current \$250 dues level, FY 2009 revenue will be \$19,375.00.
- The financial results for FY 2009 will largely depend on how much of the landscape improvement and maintenance projects are executed this year. Bids for the various components are still being received and the specific priorities have not been determined.

Bill noted his initial budget is open for discussion and that the supporting records for the financial statements are available for inspection and/or audit by the MVP Board of Directors.

ACC

Roger Youngberg and Jayne Bell volunteered to be on the ACC.

Board Resignation

Ron Unger announced to the group he was resigning his board position after two years. The group thanked Ron Unger for his service.

Post Meeting Discussion regarding open Board Position

The remaining two board members (Mitch Nudelman and Kevin Wick) discussed immediately after the meeting the process for finding a replacement for the third board position. The MVP Bylaws in Article V Section 4 state that in the event of resignation of a Director, his/her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his/her predecessor. Mitch and Kevin asked Jayne Bell if she would be interested in serving out the remaining term for the third board position. Jayne accepted this position. Mitch, Kevin and Jayne decided their respective roles for this year would be:

- Kevin Wick, President
- Mitch Nudelman, Vice President
- Jayne Bell, Secretary

Bill Lange would continue to serve as Treasurer (not a board position)