

MEADOWVIEW PARK HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

Date: Tuesday, February 27th
Location: Bellevue Fire Station No. 9 (On SE 69th Way)
Time: 7:00 PM

Agenda:

- 1) Call to Order/Introductions
- 2) Secretary's Report: Catherine Disney
- 3) Treasurer's Report/Annual Budget: Bill Lange
- 4) Entrance Landscaping Makeover
- 5) Architectural Control Committee Update
- 6) Mailbox Stand Replacement
- 7) Car Prowls
- 8) New Board Members Needed (Pres., VP, Secretary and ACC)
- 9) Neighborhood Directory?

Meeting Minutes:

Brad Olson, Board President, called the meeting to order and began by thanking neighbors who have volunteered their time.

The meeting attendees were asked to introduce themselves.

Bill Lange announced that with proxies and attendees, there was a quorum.

Secretary Report

There was a motion to waive reading last year's minutes. The motion was seconded. The report was not read.

Treasurer's Report/Annual Budget

Bill Lange presented financial statements of what was spent in 2006. Please see the attached budget and Treasurer's Report. Bill reported that 2006 was a good year financially.

There was a question about why the street light expense had not yet been removed from our individual bills and billed directly to the HOA. Bill Lange indicated that this change had not occurred yet because the HOA needed to collect the money first from the homeowners. Bill volunteered to contact Coal Creek Utility to have the billing changed.

There was a motion to approve the Treasurer's Report and 2007 budget. The motion was seconded. The Treasurer's Report and budget were approved.

Landscape Committee

Brad reviewed the easements and tracts the HOA is responsible for. See attached Landscape Committee report. Brad asked that voting wait until he had reviewed the entire recommendation. #1-7 were reviewed. There was a considerable amount of discussion about how to proceed on the recommendations. Finally there was a vote. The entire recommendation was passed and it was determined that a special assessment would be needed to pay for the maintenance and improvements. Homeowners will be sent a letter asking for approval of the assessment. 2/3 majority is needed to approve the assessment. The new board and current landscape committee will draft a letter and continue to see this project through.

Architectural Control Committee Update

Brad reminded residents to follow the appropriate procedure before making changes to property and structures. Residents were also reminded that the information is on the website.

Mailbox Stand Replacement

The neighborhood mailbox stands are in need of major repair and possible replacements. There was a motion to include the cost of the replacement with the special assessment communication. This was unanimously approved.

Car Prowls

Brad shared news of recent car prowls in the neighborhood. He reminded homeowners to be aware of people in the neighborhood and to watch out for each other.

New Officers Needed for the MVP Board

After two years as President, Brad Olson resigned. After one year as Vice President, Ruth Keyes resigned and after 5 years as Secretary, Catherine Disney resigned. All were thanked for their service to the community.

The Board asked for volunteers and nominations. After a considerable amount of time and several passionate comments regarding the importance of participating in our community, the new board members are:

- President: Ron Unger
- Vice-President: Mitch Nudleman
- Secretary: Kevin Wick

Bill Lange will continue as Treasurer.

After 5 years on the ACC, Scott Disney resigned. Hernan Alvarez volunteered to take his place. The ACC committee now includes: Bill Griffith, Cynthia Arbogast and Hernan Alvarez.

The communication being mailed regarding the assessment will also include information about the new leadership for the MVPHOA.

Bill Griffiths volunteered to coordinate breaking the neighborhood into groups to get approval. He will also talk with residents about creating a neighborhood directory.

Other

There was also mention of a continuing problem with some residents driving too fast in the neighborhood. It is the same individuals who continue to drive too fast. Residents are encouraged to report these repeat offenders to the Newcastle Police department.

The meeting was adjourned at approximately 9:15 p.m.