

Meadowview Park Homeowners Association Meeting 2003

Tuesday, April 29th, 2003

AGENDA

Secretary and Treasurer's
Report Emergency Preparedness Plan Update/Proposal
Proposed Changes to CC&Rs (i.e. roofing materials, satellite dishes)
Website (HOA updates, contacts, cost)
Neighborhood work party; entry cleanup
Walk-Through May 3-4th
Other New Business

Denise Purkis called the meeting to order at approximately 7:00 p.m.

Secretary's Report

Bruce Hutcheon requested the reading of the Secretary's Report be waived. The request was seconded. The report was not read.

Treasurer's Report

Bill Lange reported that 2002 was a good year financially for the MVPHOA. Refer to attached financial statement for specific information. Denise Purkis explained the reason for trimming the entry trees (east side of 144th PL). The trees are the responsibility of the MVPHOA per the CC&Rs.

Agenda Items Water Retention Pond Fence

Bruce Hutcheon mentioned that he has done some maintenance inside the new retention pond fence on SE 78th Way. The City has also been maintaining the inside of the fences area per their agreement when the fence was built.

Emergency Preparedness Update Cynthia Arbogast hosted an emergency preparedness meeting at her home on April 23rd, 2003. Cynthia shared information about the meeting and what has been done to prepare the neighborhood to date. The neighborhood is organized into two sections. Cynthia and Lisa Faehernrich are the captains. Neighbors are asked to complete a form with information about their family to help the captains coordinate help if/when needed. The federal government has a web site called www.ready.gov that provides information on disaster preparation. It was suggested that all homeowners review the site and participate with the neighborhood preparations.

Changes to CC&Rs Satellite dishes cannot be regulated by our CC&Rs. There is a federal regulation that prohibits the denial of installing a dish. Since 90% vote is needed to change the CC&Rs, we ask that homeowners find the best placement for any satellite dishes and report any problems to the MVPHOA board.

Roofing materials Currently composition roofing materials are not allowed per the CC&Rs. It was decided that alternate roofing materials should be acceptable when homeowners need to re-roof their homes. The ACC will have the authority to approve alternate roofing materials. It was noted that since most new homes in neighboring subdivisions (of equal and higher priced homes) are being built with alternate roofing materials. No objections were shared.

Website Cory and Denise Purkis created the MVPHOA website. The cost was \$9.00 to register and \$5.00 per month to host the site. Denise asked the homeowners to visit the site and offer feedback. The new change form is on the website and homeowners were asked to use the form for significant changes to a homeowner's property. The ACC will then review the form and approve/not approve the changes requested.

Architectural Control Committee Denise Purkis shared the need to have an ACC. The ACC duties are not very clear from the CC&Rs. Scott Wiebert, Scott Disney, and Cynthia Arbogast have volunteered to serve on the ACC.

Neighborhood Work Party It was noted that the entry sign needs to be pressure washed and the rhododendrons need to be trimmed and deadheaded. Bruce Hutcheon suggested hiring Custom Craft Landscape to thin and trim the rhododendrons. The motion was seconded and approved. Denise Purkis volunteered to get a quote from Custom Craft for all landscape maintenance. Bruce Hutcheon volunteered to spread bark along the retention pond landscaping.

Walk-Through The MVPHOA board has scheduled a neighborhood walk-through for the weekend of May 3-4. The purpose of the walk-through is to make sure the CC&Rs are upheld by all homeowners. Any violations will result in the letter and possible follow up conversations with the homeowner to correct any problems.

Insurance Policy There is no insurance in effect currently for the common areas

of MVP or the MVPHOA board. Denise Purkis will research what our liability and exposure are and what the MVPHOA should do to cover those areas. Denise will talk with Paul Taylor regarding our needs. Bruce Hutchins motioned that if the policy is \$700 or less that it be accepted by the HOA. It was seconded and approved.

Mailbox Stands The locking mailbox stands are not under the MVPHOA jurisdiction. Many stands are in need of some maintenance. The neighbors who use each mailbox stand are responsible for the upkeep of the stands. If homeowners are not satisfied with the condition of their stand they should organize a work party to correct the situation. It was noted that the stand east of the driveway of 14515 SE 78th Way is in need of repair. Catherine Disney volunteered her husband Scott to make the repairs.

Entry sign See “Neighborhood Work Party”.

Greenbelt There are some trees on the greenbelt that may need to be taken down due to potential hazard to a homeowner’s property. Denise will research the cost and necessity of taking the tree(s) down.

Fire Sprinkle Heads A homeowner shared that some sprinklers in the homes in MVP have been recalled. Homeowners are encouraged to research the potential of their homes being included in the recall by reviewing the web site www.sprinklerreplacement.com. The meeting was adjourned at approximately 8:05 pm.