

MeadowView Park Board Meeting

Monday, September 23, 2002

Attendees:

Denise Purkis, President
Bob Gaines, Vice-President
Catherine Disney,
Secretary Bill Lange,
Treasurer Jim Carney, Former President
Scott Disney (to brief Board)

Agenda Topics: * MVP entrance easement and possible HOA obligations to maintain (Scott Disney to brief) * Schedule walk-throughs of the neighborhood for CC&R enforcement * Request form for approval for changes on lots; model after China Creek * Web-site feedback (include personal info, regular updates, forms, other links?) * Addition of rules as suggested at last HOA meeting * Emergency preparation for neighborhood * Other new business

MVP entrance easement and possible HOA obligations to maintain (Scott Disney to brief): Scott explained the details of the easement (where the trees were located in relation to the easement and what our obligation is) to the board. The group discussed various options for how to handle the situation including the possible need for an assessment to the homeowners to cover anticipated costs. Catherine shared a draft of a letter to the White family which formally asked for their input and preferences. **Follow-up:** Catherine will gather feedback on the letter and send to all board members for approval and then to the Whites. Denise will contact the Blue Diamond Tree Service (recommended by Jim Carney) to obtain an estimate on what each option will cost.

Schedule walk-throughs of the neighborhood for CC&R enforcement: The board discussed the need to conduct scheduled walk-throughs of the neighborhood to ensure compliance with the CC&Rs. Scott shared the basic structure of the Brea Burn neighborhood and how they approach this situation. He suggested a spring clean-up flyer and include a list of what we all need to do to ensure our homes and yards are in satisfactory condition and comply with the CC&Rs. Bill suggested sending the flyer in January with the annual bills. This would save on postage. The walk-through would be scheduled for March. If a homeowner has a violation on their property, they would have 60 days to remedy the situation. Denise also suggested this information could go on the new neighborhood web-site she is creating. **Follow-up:** Catherine will draft a flyer

about the upcoming walk-throughs and will present it to the board at the next meeting.

Request form for approval for changes on lots; model after China Creek: Jim shared with the board that most people in the neighborhood are very good about submitting any landscaping changes to the board for review and approval. However, most homeowners do not submit paint color changes for review and approval. Most homeowners probably don't know they need to. The board discussed creating a form that would be posted on the website that homeowners could use to submit the requests. **Follow-up:** Catherine and Denise will look at the China Creek form and recommend a design for MVP.

Web-site feedback (include personal info, regular updates, forms, and other links?): Denise is creating a web-site for the MVPHOA. The board discussed various ways to host the web-site. The board decided to include information about each board member on the site including name, address, phone number and e-mail address. **Follow-up:** Each board member will send Denise a picture for the web-site. When the web-site is ready, Denise will post signs in the neighborhood letting homeowners know about the site.

Addition of rules as suggested at last HOA meeting: The board discussed that the CC&Rs do not go far enough to describe what is acceptable and what is not acceptable in regard to some items. For example the CC&Rs do not state what size RV, boat or PWC is allowed for storage on a homeowner's property. The board agreed that first all items related to a homeowners property must comply with city building codes. Next the board discussed that a rule should be adopted that no RV, boat, PWC, etc. can be taller than a standard city approved fence height and that the items must be completely concealed from all angles of view. The board also discusses issues with businesses operated out of a private residence. Again, the operation of the business must comply with the city codes and ordinances and the traffic and parking issues must not create a nuisance. The board discussed that a specific rule should be adopted to cover this issue.

Emergency preparation for neighborhood: Cynthia Arbogast and Denise will attend a meeting in October regarding how to prepare for a potential disaster. **Follow-up:** Denise will put the information on the MVP web-site and they will report what they learned from the meeting at the annual April MVPHOA meeting.

Other new business: The following are agenda topics for future meetings: 1. Jim suggested the board should look into other neighborhood's HOA rules. Scott was going to look for the Olympus rules. All board members agreed to make a list of potential "rules" and we will compile the list in December and present at the annual meeting. 2. Entry lighting to MVP. 3. Raise dues. 4. Look into city ordinances to see where our MVPHOA CC&Rs may be violating city codes and ordinances (such as with satellite dishes, etc.). 5. The group discussed the addition of a new sign at the dead end stating the "road will continue thru" in the future. The city should be contacted to find out more information. 6. The board discussed the need for quarterly meetings to ensure we are handling issues in a timely manner. Next meeting will be some time in December. 7. With other upscale neighborhoods in the area (such as the Highlands at Newcastle) being roofed with composition shingles, our CC&R requirement that all roofs be re-roofed with wood should be changed (due to cost and safety issues).