

Meadow View Heights Owners Association  
Board of Directors Meeting  
August 19, 2006

Board Members Present

Sharon Adams  
Sherri Kesterson  
Becky O'Hara  
Susan Miller  
Dawn Humphries

Guests and Homeowners Present:

Paula Shepard  
Mr. & Mrs. Dinsdale

Meeting called to order by Sharon Adams at 5:45 pm

Introductions

Sharon discussed the Consent letters for Plat E. This is the board's top priority at this point in time. The consent form must be revised to include all owner information – Plat and Lot #, as well as legal ownership (trust, partnership, etc.) Once form is completed by homeowner, it must be sent to Kane County recorders office. Sharon will contact them frequently to obtain updated list of forms received. The consent form and letter explaining it will go out the week of August 25. Sharon provided updated list of all MVH owners from Kane County. Becky will update board records with current addresses, update consent form and Susan will create letter. Sharon discussed the possibility of a meeting to be held on Saturday, Sept 2 for all Plat E owners in case of questions and/or concerns about the consent form. Meeting tentatively scheduled for 10:00 am - 12:00 pm. It was felt that this meeting will be necessary to communicate and educate all members. The next task for the board will be to figure out what dollar amount owners in Plat E will pay for membership. Plat E will be assessed a percentage of all the monies collected by all plats.

Lou Pratt – Roads, Signs

Sharon has contacted Lou Pratt to discuss the ongoing road project and completion. The biggest concerns are culverts and road signs. Mag. Chloride will be sprayed by the county on all roads regardless if Plate E is full membership. She will continue to have open dialog on these issues. At the next board meeting she will have additional information regarding both of these topics.

Goals as a Board

Paula stated that the board should use the surveys completed by members as a road map to the goals that the board needs to be working on. The board felt that the Plat E membership consent forms was the top priority at this point in time. Sharon will review the original surveys and documents that the board as received to ensure that the board is on target with this. Becky discussed the volunteer list and that she would send Thank You cards to all. The other goals should be to recruit volunteers. The intent to lien notices was discussed by Sharon. She received this week an envelope (left on her vehicle) that contained the past due amount owed by a property owner, this will be applied to the property owners account and makes them current. This was opened and counted by Becky at the meeting. Also discussed was the need to send out Welcome Packets to all new property owners.

Amendment to By-Laws/Foreclosure wording

Sharon opened this discussion by stating that the recent Plat E vote made some members of the assn. critical of the wording in the by-laws, specifically the foreclosure wording and wondered if we should amend the by-laws. By-laws can be amended by a quorum or majority vote by the board as long as the amendment would not result in a change of the rights, privileges, preferences, restrictions, or conditions of membership as to voting, dissolution, redemption or membership transfer. Paula noted that in order to do this, it would be a costly and time consuming task,

(approximately \$2,000-3,000 to do a plat wide vote). 51% of the membership must vote to change the by-laws. This seems to not be warranted as the total overall percentage of members bothered by this is probably less than 20%. Paula also stressed that the board must have a copy of the state of Utah statues to back up any changes made. She also noted that the by-laws were written, signed and approved by a membership vote conducted in 2002.

#### Web Site

The website was introduced to the board. The site address is: [www.meadowviewheights.com](http://www.meadowviewheights.com) Susan Miller is working with the webmaster, Karen Kegley, to develop content for the site. The by-laws, cc&r's, plat map and minutes will all be added in the next few weeks. The upcoming fall newsletter will also be made available online. Eventually, we will not need to be mailing paper copies as all information will be on the website. It was discussed that the site will have links to paid advertisers as a means to pay for the site. Paula stressed that the board must not make a profit on this. The board will make the members aware of the new site by changing the phone greeting, adding a notice on the information board, the fall newsletter will have content on this and by ordering new letterhead. Sharon will take care of the letterhead, Dawn Humphries will change greeting and make a large sign for the info board.

#### Next Meeting

The discussion on meetings was held to determine if changing the time on Saturdays will work for all current board members. There was no decision made on changing the date of the meetings.

#### Fall Newsletter

Assignments were discussed. Becky will create newsletter. All content must be submitted to her October 15 as publication will be sent out approximately November 15.

#### Treasure Report

Becky clarified the need to have expense reports completed by all board members for expense reimbursement. This is needed for accurate record keeping. The assn laptop and checkbook as well as current bank statements and mail will be provided to her by Susan for account reconciliation.

Meeting adjourned at 8:30 pm