

## **The Meadows HOA Annual Meeting**

**Date:** April 23, 2025

**Time:** Meeting called to order at 7:10 PM

**Location:** Park City Community Center

### **Meeting Minutes**

#### **1. Call to Order**

- The meeting was called to order at 7:10 PM.
- Only 18 Lot owners in attendance. Did not meet the requirements of a quorum.

#### **2. Budget Review**

Rick led a review of the proposed annual budget. The following topics and concerns were discussed:

##### **Budget Clarity:**

- Homeowners requested clarification on specific line items, including where certain funds were allocated and overall costs. The requests regarded mainly road maintenance and the trail system. It was noted by several members that the current dues were not adequate to meet the minimum requirements of upkeep for these common areas.

For 2025, the Board will work on obtaining bids for road maintenance and will utilize volunteers to ensure portions of the trail system are suitable for walking. It was noted that moving forward, the HOA would need to consider dues increases and/or special assessments.

Lance mentioned that for 2025, the process was done backwards, with the dues being invoiced before the 2025 budget was approved. A member suggested holding a November meeting to discuss and approve the upcoming year's budget. He noted that this would enable the board to set the appropriate dues and/or special assessments to support the budget approved by the membership.

- Balance Sheet Questions: Attendees asked for greater transparency regarding the current financial status.
- Capital Budget: Suggestions were made to develop a five-year capital improvement budget. A previously discussed version was not presented or had been discarded.

**\*\* Rick Sorg resigned from the Board of Directors\*\***

#### **3. Governance and Legal Matters**

- **Covenants:** Members talked about the necessity of reviewing HOA covenants, with some calling for greater flexibility. It was emphasized that the covenants serve as a mutual agreement among homeowners and should be followed as written or as amended.

- **Truck Traffic:** Several members raised questions about increased truck traffic, particularly on the main road (Rodeo). Concerns were raised about safety and the condition of the infrastructure.

## **5. Community Concerns**

- **Trail and Signage Issues:**
  - Reports of individuals breaking rules were discussed.
  - Requests were made to install or improve signage:
    - "No Outlet" and "Private Road" signs
    - Signs on walking trails prohibiting ATV use
- Discussion on gravel road maintenance
- Discussion on fees

## **6. Next Steps**

- The board will take the following actions:
  - Revisit the proposed budget
  - Create a five-year capital improvement plan
  - Investigate and implement additional signage to enhance safety and rule enforcement.
  - Send out notifications for the next meeting.
  - We will only need 13 lot owners to justify a quorum.

## **Adjournment**

Meeting adjourned at 8:15 PM.

