

HOA BOARD MEETING

NOVEMBER 1, 2023

3 – 4:30 PM

Jack reported that he and Chris installed the bench by the retention pond. Due to unforeseen circumstances with the bench company, we received the bench almost two years after it was ordered.

Mike Hughes shared the financial report through September 2023 from the CPA firm, Christensen & King. There was a discussion about the reserves and how much should be kept on a yearly basis.

Members discussed future potential projects that could increase expenses significantly in future years such as:

- Replace lighting/electrical at entrance signs
- Irrigation System repair/maintenance
- Snow plowing
- Tree removal/treatment
- Increased landscaping costs
- Installation of solar radar sign (pending City approval)
- Entrance sign repair/replacement
- Fencing

The 2023 Annual Report will be summarized at the annual meeting in April 2024.

The Board voted and approved that the 2024 HOA dues would be reduced to \$190.

Since our Board has not heard from Meadows East HOA regarding our written request (certified letter received September 5) to meet with their bookkeeper to review expenses related to the Greenbelt maintenance, the Board discussed what action should be taken at this point.

We are looking for previous communications with MEHA and our Board regarding past requests for financial documents. Our Board has questions about some of the charges and proportionate split. To ensure our Board has a clear understanding of what MEHA is charging our homeowners, we need to verify the accuracy of the charges as well as deem that the charges are fair and reasonable.

There was discussion about communicating with the Heights at Meadow Springs homeowners to inform them about the efforts our Board has made since April to discuss the Greenbelt mowing and maintenance costs with MEHA. The Board determined that we would wait to update homeowners after we send MEHA a letter from an attorney.

The Board discussed scheduling a meeting with an attorney about the need to change the CC&Rs. Once we determine if an attorney is needed to write a letter to MEHA, a decision will be made when we will seek advice on the CC&Rs.

The Board discussed the rotation of Board members for the annual meeting in April. Jack and Laurie's positions will up for election in April. A reminder email will be sent prior to the Annual Meeting to ask for nominations to serve on the Heights at Meadow Springs Board. Elections for those two positions will be held at the Annual Meeting.

Meeting was adjourned at 4:30 pm.

Respectfully,

Laurie Williamson, Secretary