

## MEADOWVIEW HEIGHTS ANNUAL MEETING MINUTES 2024

Date: June 15th, 2024

Time: 10:00 AM

Location: Fire Station on Mammoth Creek Road

### Meeting Minutes

- **Call to Order**

The meeting was called to order by Scott Hevle, the President of the Meadow View Heights Owners Association (MVHOA).

- **Board Members Present**

The following board members were present at the meeting:

- Scott Hevle (President)
- Curtis Cram (Vice President)
- Shauna Mack
- Wendy Cherry
- Alicia Chicchetti
- Liz Lowder-Ence
- Sheryll Hirschi

- **Introduction by Brian Brough - Property Management**

Brian Brough from ERA Property Management provided an overview of the financials for 2023, distributing a copy to all attending members. He emphasized his efforts to address longstanding HOA liens, noting that when he assumed management, the delinquency rate was 40%, which has now been reduced to 10%. Additionally, he is focused on enhancing the association's website which could include easier ways for payment with clickable links.

- **Financial Discussion**

Brian Brough provided an overview of the association's financials. The association has been solvent and delinquent dues are down.

- **Old Business – Meadow View Heights Signs**

Scott and Shauna reported that they have contracted Doug Stadtlander, the owner of True Value, to undertake the sign project. The agreed-upon fee for this work is \$3,995.00. The signs that were improved were at the bottom of Spring Drive (The Cut) and the bottom of Meadow Ranch where the sign has been erected and put back into place. Both signs have been restored to an almost new condition.

- **New Business**

- **Vote on Property Management Contract with ERA**

A vote was taken to renew the contract of ERA. The vote was unanimous except for one member voting against.

- **Vote on Dues Increase or Stay**

A vote was taken to either raise dues or keep dues the same. The vote passed to keep dues the same this year with no raised in dues.

- **Vote to keep Culverts Clear.**

It was determined that our culverts were in pretty good shape. However, a vote was taken to have Mike Kenner come and clear any needed areas with a backhoe. The members approved up to \$3,000 for 2024.

- **Vote on Road Base**

In 2023, Wade Wilkey and the county road department laid down 2 miles of road base within the subdivision in the most needed areas. The cost was \$38,207 to the association in 2023. Members voted to finish the remaining four miles with new road base, should the county have time and resources to accommodate. A cap of \$80,000 was given to complete the remaining four miles.

- **Vote on scanning and archiving HOA past documentation**

It was discussed and voted that if we could scan and archive documents for a reasonable cost, then we could pursue. However, it was noted that the amount of documents and archiving might not be suitable for the minimum cost that is required by many firms. We could try to archive ourselves in a google drive possibly.

- **Fire Department Donation**

A vote was taken to approve a \$250.00 donation to the local fire department. The donation was approved by the members present.

- **Board Elections**

There were 3 vacancies that needed to be filled. Nominations were taken from the room and the three board positions up for vote were the following. The results of the in-person member vote are that the 3 board members were elected to stay on for another 2-year term. Directors voted to keep directors in current positions by white ballot.

- Curtis Cram – Remaining on board for 2-year term.
  - Wendy Cherry – Remaining on board for 2-year term.
  - Shauna Mack - Remaining on board for 2-year term.
  - Alicia Cichcetti – Remaining on board for 2-year term.

- **Adjournment**

The meeting adjourned at 11:15 AM.

Minutes prepared by:

Wendy Cherry

Secretary

9/23/2024