

Meadow View Heights Owners Association
Annual Meeting Minutes
June 21, 2026

Location: Mammoth Creek Road Fire Station

Time: Start time not recorded - 11:50 AM

Call to Order:

The annual meeting was called to order. The precise start time was not recorded in the notes provided.

Board Members Present:

- Shauna Mack, Vice President
- Wendy Cherry, Secretary
- Curtis Cram, Board Member
- Liz Crowder Ence, Board Member

Board Vacancy / Resignation:

- Scott Hevle notified the board on May 7, 2026, that he could no longer serve on the board because he had sold his property. He remains on Cedar Mountain and agreed to continue operating the association website until another member volunteers to maintain and update it.

Board Members Excused:

- Sheryll Hirschi
- Alicia Cichetti

Guests and New Members:

- David Curtis, 425 Forrest
- Steve McKinnon was unable to attend but had expressed interest in serving as a board member.

Member Account Matter:

- Members Robert and Sydney Rakken asked Wendy Cherry to determine why they had not been receiving association mail, dues bills, or other information from the association or ERA. Wendy followed up with Brian at ERA on Monday, June 22, 2026, and learned that typographical errors on their account had caused the issue.

Agenda Items:

1. Financial Report

- Brian Brough of ERA Property Management presented the financial report. The financials were discussed by the members in attendance.
- **Motion:** Moved, seconded, and carried to approve the financial report.

2. HOA Payment Processing

- Brian Brough announced that ERA is working to make online HOA payments easier for members beginning in 2027. Several members have experienced issues processing payments through their banks and have had to mail checks instead.

3. Old Business: 2025 Roadwork

- Shauna Mack reviewed the roadwork completed in 2025. The association paid \$146,495.37 for two inches of road-base material, which Kane County applied to the subdivision roads.
- It was reported that the planned culvert work was not completed.

4. New Business

a. Culvert Improvements

- **Motion:** Moved, seconded, and carried to allocate \$6,000 for culvert improvements in 2026.

b. Approved Fire Pits

- A member requested that the board focus on compliance with approved fire-pit requirements.
- The association will ask the Fire Department to begin checking fire pits.

c. Mag Chloride Application

- Shauna Mack announced that Kane County planned to prepare the roads and apply magnesium chloride during the week of June 21, 2026. Road preparation and repairs were scheduled for Monday, June 22, and Wednesday, June 24, with magnesium chloride scheduled to be sprayed on Thursday, June 25.

d. Membership Dues

- **Motion:** Shauna Mack moved to increase annual dues by 10%. The motion was voted on and carried.
- Beginning in 2027, annual dues will be \$156.20 per lot.

e. ERA Property Management Contract

- **Motion:** Moved, seconded, and carried to renew the ERA Property Management contract for an additional year.

f. Post Office Box Policy

- Shauna Mack explained that the Post Office is transitioning from box numbers to the box holders' physical property addresses for addressing purposes. Mail will continue to be delivered to the post office boxes, not to individual homes, but members will use their property address rather than a box number.

5. Board Elections

- Shauna Mack stated that the board needed to fill the vacancies created by Scott Hevle's departure and Alicia Cichetti's position. The association requires seven board members.
- Cheri Hickman volunteered to serve. Steve McKinnon, a new owner, had also expressed interest in serving in a letter.
- Cheri Hickman and Steve McKinnon were nominated. A vote was conducted to elect them and to renew the terms of the existing board members.
- The board will schedule a separate organizational meeting to determine officer positions and responsibilities for the coming year.

Adjournment:

With no further business, the meeting was adjourned at 11:50 AM.