

MEADOWVIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING OF  
January 18, 2011  
REGULAR SESSION MINUTES

**VERIFY QUORUM AND CALL TO ORDER**

The meeting was called to order by President, Debra Thomas at 7:36 PM. Directors present were Vice President, Barbara Brand; Secretary, Donna Christensen; Treasurer, Dennis Cullen; Board Member, Sandy Gesswein; Board Member, Eric Kazakoff and Association Manager, Cindy Jackson.

**SECRETARY'S REPORT**

President, Debra Thomas presented the Open Meeting Minutes of November 16, 2010. The Board of Directors reviewed and upon a motion by Barbara Brand seconded by Dennis Cullen the Minutes were approved with one change and with a vote of 5-Ayes and 1-Abstention. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Sandy Gesswein-Abstained; Eric Kazakoff-Aye and Debra Thomas-Aye.

**LEGAL - FIORE, RACOBS & POWERS**

Phillipi Lawsuit Update

President, Debra Thomas informed those present that the lawsuit will continue. If Mr. Phillipi wins the case the Association will have to do a special assessment.

**LEGAL - EPSTEN GRINNELL & HOWELL**

After review and discussion and upon a motion by Eric Kazakoff, seconded by Barbara Brand, it is approved to send the matters to the Attorneys with Epsten Grinnell & Howell for Parcel Number (s) 919263004, 91926100, 921201010, 919100003, 919281010, 921130014, 919082012, 921112008, 921211014, 919490003 and 919210007. Attorneys are to start the collection process and with a vote of 5-Ayes and 1-Abstention. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Sandy Gesswein-Abstained; Eric Kazakoff-Aye and Debra Thomas-Aye.

**TREASURER'S REPORT**

November 2010 Financials

Treasurer, Dennis Cullen presented the November Financials informing those present that the November financial statements show the Association in a slight negative Fund Balance for the Year to Date with the Revenues nearly 4.8% above budget and the Expenses are 5.2% above budget. This is about as close as you can have the Income and Expenses of the Association. The Legal Expenses have been due to the ongoing litigation that the Association has been involved with. The Reimbursed Legal fees have exceeded our Expenses for this year, so we are recovering for prior year payments. Overall the Management and the Board of Directors are constantly monitoring the expenses that are being incurred to maintain the association and provide for the future of the Membership. After review and discussion and upon a motion by Dennis Cullen, seconded by Donna Christensen the November Financials are approved and with a vote of 5-Ayes and 1-Abstention. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Sandy Gesswein-Abstained; Eric Kazakoff-Aye and Debra Thomas-Aye.

December 2010 Financials "Preliminary Draft"

Treasurer, Dennis Cullen presented the Preliminary Draft of the December Financials informing those present that the December financials show the Association in a negative Fund Balance for the Year to Date with the Revenues nearly 4.8% above budget and the Expenses are 7.8% above budget. This has been a stressful task of controlling expenses with the ongoing litigation the Association has incurred. The reimbursed Legal Fees have exceeded our Expenses for this year, so we are recovering for prior years payments. After review and discussion and upon a motion by Dennis Cullen, seconded by Donna Christensen the December Draft Financials are approved and with a vote of 5-Ayes and 1-Abstention. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Sandy Gesswein-Abstained; Eric Kazakoff-Aye and Debra Thomas-Aye.

**COMMITTEE REPORTS**

Debra Thomas informed those present that for their convenience the Calendar of Events is provided in the agenda packet.

**OLD BUSINESS**

Restructure of CC&R'S

Attorney, Sue Hawks McClintic with Epsten Grinnell & Howell attended the meeting to go over some of the concerns that were brought up at the Town Hall Meeting. Multiple items were discussed and Mrs. McClintic informed those present that when the voting material gets mailed out to the homeowners, only the new changes will be included. This is due to the excessive cost of mailing out the complete draft.

**NEW BUSINESS**

Debra Thomas started the Meet the Candidates night with having each candidate introduce themselves and give a brief overview of their reasons why they want to be on the board and their qualifications. Candidates that attended the meeting were Catherine Buckingham, Donna Christensen, Sandy Gesswein, Jon Greaves, Mark Kramer and Paula Peterson.

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**DATES TO REMEMBER**

Ms. Jackson informed those present that during this time of the year we have important meetings that everyone should attend. The following is a list of dates and times:

Saturday, February 12, 2011 ~ Ballots returned to the Inspectors of Election

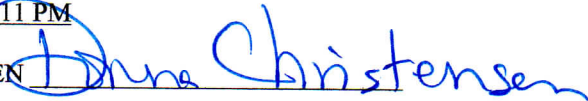
Tuesday, February 15, 2011 @ 5:30 PM ~ Annual Meeting (Registration 5:30 PM ~ Meeting 6:00 PM)

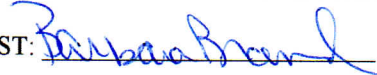
Saturday, February 19, 2011 @ 9:30 AM ~ \*Tentative Adjourned Annual Meeting (Registration 9:30 AM ~ 10:00)

\*Tentative: Only if Meeting is not adjourned on Tuesday, February 15, 2011

UPON BOARD CONSENSUS THE MEETING ADJOURNED AT 9:11 PM

MINUTES SUBMITTED BY SECRETARY, DONNA CHRISTENSEN



ATTEST:  PRESIDENT, BARBARA BRAND

APPROVED ON MARCH 15, 2011 BY THE BOARD OF DIRECTORS