

MEADOWVIEW COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING OF TUESDAY, OCTOBER 18, 2011
REGULAR SESSION MINUTES

VERIFY QUORUM AND CALL TO ORDER

The meeting was called to order and Open Meeting Rules were read aloud by President, Mark Kramer at 7:44 PM. Directors present were Vice President, Barbara Brand; Secretary, Donna Christensen; Treasurer, Dennis Cullen, Board Member, Jon Greaves, Board Member Sandy Gesswein, Board Member, Paula Peterson; and Association Manager, Cindy Jackson.

HOMEOWNER OPEN FORUM

No request forms were submitted to the Board of Directors.

SECRETARY'S REPORT

Minutes of September 20, 2011

Secretary, Donna Christensen presented the Open Meeting Minutes of Minutes of September 20, 2011. The Board of Directors reviewed and upon a motion by Donna Christensen, seconded by Jon Greaves the Minutes were approved with no changes, and with a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Mark Kramer-Aye; Jon Greaves-Aye; Sandy Gesswein-Aye and Paula Peterson-Aye.

TREASURER'S REPORT

September 2011 Financials

Treasurer, Dennis Cullen explained to those present that the September financial statements show the Association in positive Fund Balance for the month and a negative Fund Balance for the Year to Date. We have had some additional revenues associated with the sales of homes in our association. The revenues and most of our expenses are on target with our budget for this year. There are a few accounts that are over budget but the budget is low and the amounts are minor in relation to our total budget. The activities involving expenses are being held to conservative levels as we are trying to make do within the operating funds that we receive. Dennis Cullen also informed those present that by the end of December 2011 our reserves will be funded at 42%. After review and discussion and upon a motion Barbara Brand, seconded by Sandy Gesswein the September 2011 Financials were approved with a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Mark Kramer-Aye; Jon Greaves-Aye; Sandy Gesswein-Aye and Paula Peterson-Aye.

2012 Reserve Analysis Report

After review and discussion and upon a motion by Dennis Cullen, seconded by Jon Greaves the 2012 Reserve Analysis Report was approved with a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Mark Kramer-Aye; Jon Greaves-Aye; Sandy Gesswein-Aye and Paula Peterson-Aye.

LEGAL - EPSTEN GRINNELL & HOWELL

Attorney to start the collection process (Pre-Lien Letter and Lien process)

President, Mark Kramer read aloud each parcel number except for two of the homeowners that have either paid the account in full and/or is in a payment plan with the Association office. After review and discussion and upon a motion by Jon Greaves, seconded by Paula Peterson it is approved with a vote of 7-Ayes, for Epsten Grinnell & Howell to do start the collection process by a Pre-Lien letter and if account is not paid in a timely manner as provided by the attorney with Epsten Grinnell & Howell office the lien process will move forward on homeowner property owners 919-303-003, 919-450-03-3, 919-170-001, 921-151-100-1, 919-332-004, 919-450-004, 921-211-014, 919-042-003, 919-122-005, 921-172-003 and 912-151-007. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Mark Kramer-Aye; Jon Greaves-Aye; Sandy Gesswein-Aye and Paula Peterson-Aye.

NEW BUSINESS

Streit & Peters Certified Public Accountants-2011 Annual Audit Bid

Mark Kramer presented the bid from Streit & Peters and After review and discussion and upon a motion by Donna Christensen, seconded by Sandy Gesswein it is approved with a vote of 7-Ayes, for Streit & Peters Certified Public Accountants to perform an review in accordance with Statements on Standards for Accounting and review services issued by the American Institute for Certified Public Accounts. As part of the engagement, Streit & Peters Certified Public Accountants will also prepare Meadowview's federal and state income tax returns for the year ending December 31, 2011. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Mark Kramer-Aye; Jon Greaves-Aye; Sandy Gesswein-Aye and Paula Peterson-Aye.

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OLD BUSINESS

Document restatement voting material

Mark Kramer informed those present that the document restatement ballots are due November 15, 2011. Ms. Jackson informed the Board of Directors and those present that we have had a few homeowners vote from the second mailing. Ms. Jackson is to contact the attorney with Epsten Grinnell & Howell regarding what will happen if there are not enough votes.

North General Kearny Erosion update and Erosion Bids

Mark Kramer informed those present that a meeting was held with Assistant City Manager, Robert Johnson and Director of Public Works, Greg Butler at the location. Mark Kramer also informed the homeowners that the Board of Directors is willing to working with The City of Temecula. Multiple comments were made by many; Homeowner, Nicole Fuller will contact her co-worker about the Right of Way (Right to Block) and other information. Nicole Fuller is to inform the Board of Directors of her findings in two weeks of this meeting.

COMMITTEE REPORTS

Meadowview Calendar of Events was provided in the agenda packet so the homeowner can review it at their convenience. Volunteers are needed for all events and community services hours can be earned.

Donna Christensen informed those present that the quarterly clean is scheduled for Saturday, October 15th at 8:30 am.

Barbara Brand informed those present that the Annual Harvest Play day is scheduled for Sunday, October 23rd and registration starts at 9:00 am.

Sandy Gesswein informed those present that Cocoa with Santa is scheduled for Sunday, December 11th from 2:00 PM to 5:00 PM.

Partners for Fish and Wildlife Program update

Paula Peterson informed those present that at this time this project is still in the planning stages and will be presented to the Board of Directors at the November meeting.

OFFICE STATS

Stats are given as an update only and were not discussed.

ARC Violations.....YTD Total 59 (18 Opened - 41 Closed)

ARC Plans.....YTD Total 30 (all approved)

Clubhouse Rentals.....YTD Total 27 (not including two annual rentals)

Escrows.....YTD Total 41 (6 Open – 35 Closed)

COMMUNICATION FROM HOMEOWNER(S)

Correspondence from one (1) homeowner

Mark Kramer informed those present that one homeowner is disappointed that the Board of Directors has voted to not allow local athletes to use the Meadow. Mark Kramer also informed those present that the Board of Directors discussed this item in detail, with the uneven terrain in the meadow it is a liability and Meadowview homeowners pay Association dues to maintain the meadow for themselves and their family. The Board of Directors discussed the variou signs in the Meadow, the board has directed Ms. Jackson to compile them into one sign, and bring back to the Board of Directors for review.

NEXT MEETING

It was noted on the agenda that the next open meeting is scheduled for November 15, 2011 at 7:30 in the clubhouse.

UPON BOARD CONSENSUS THE MEETING ADJOURNED AT 8:32 PM

MINUTES SUBMITTED BY SECRETARY, DONNA CHRISTENSEN _____

ATTEST: _____ PRESIDENT, MARK KRAMER

APPROVED ON NOVEMBER 15, 2011 BY THE BOARD OF DIRECTORS