

**MEADOWVIEW COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS MEETING OF TUESDAY, NOVEMBER 15, 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 **7:35p.m.** 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 -** *When you are called to speak, please come forward and state your name and address*

Presentation from Eagle Scout, Kellen Harter regarding low water project area benches: Mr. Harter was requesting permission to build and install a bench in the meadow. The board asked him what kind of material he planned on using and what will it look like. He did not have the specifics yet, but said he will make a design plan with the material choice then present it to the board at a later date for our approval.

**SECRETARY'S REPORT**

Minutes of October 18, 2011

Secretary, Donna Christensen presented the Open Meeting Minutes of Minutes of October 18, 2011. The Board of Directors reviewed and upon a motion by Barbara Brand, seconded by Paula Peterson the Minutes were approved with no changes, and with a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Mark Kramer-Aye; Jon Greaves-Aye; Sandy Gesswein-Aye and Paula Peterson-Aye. Dennis Cullen and Donna Christensen

**TREASURER'S REPORT**

October 2011 Financials

Treasurer, Dennis Cullen presented the Treasurer's report for October 2011. The Board of Directors reviewed and upon a motion by Donna Christensen, seconded by John Greaves the Financial were approved. And with a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Mark Kramer-Aye; Jon Greaves-Aye; Sandy Gesswein-Aye and Paula Peterson-Aye. Dennis Cullen and Donna Christensen

**LEGAL - EPSTEN GRINNELL & HOWELL**

**SMALL CLAIMS - AUTHORIZATION FOR LOCATION INVESTIGATION**

After review and discussion and upon a motion by Barbara Brand, seconded by Sandy Gesswein it is approved for Epsten Grinnell & Howell to perform location investigations on two former owners. The cost for the location investigation is in the amount of \$175.00 each and is to be disbursed from Operating Expense budget item 5301 and with a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Sandy Gesswein-Aye; Jon Greaves-Aye; Mark Kramer-Aye and Paula Peterson-Aye.

**LEGAL - FIORE RACOBS & POWERS**

Phillipi – Continuing the Writ of Execution on Bank Levy and Wage Garnishment in the amount of \$321,325.64.

**OLD BUSINESS**

Document restatement voting material:

After review and discussion and upon a motion by Jon Greaves, seconded by Dennis Cullen, it is approved to close the voting for the Document Restatement and to authorize The Inspectors of Election to open the ballots and tabulate the votes; if the majority is yes for Restatements, then the Board of Directors will ask the Association's Attorneys, Epsten Grinnell & Howell, to move forward with presenting the information to a judge for his approval. If the approval majority is not met, then the Document Restatement will be closed and the current CC &R's will remain in effect. With a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Sandy Gesswein-Aye; Jon Greaves-Aye; Mark Kramer-Aye and Paula Peterson-Aye.

North General Kearny Erosion-Update

Mark Kramer informed those present that the Board of Directors has given him approval to meet with the City Manager, Robert Johnson on this issue, and also on the Animal issue. Multiple comments were made from the audience. Homeowner Nicole Fuller, informed the Board of Directors that she works at an attorney's office. She will talk with some of her coworkers who may be able to help with this and other issues and give the board some answers or guidance. Ms. Fuller will present her findings to the Board of Directors at a later date.

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North General Kearny Erosion-Committee:

At this time the Board of Directors did not discuss forming a committee for the North General Kearny Erosion.

Website – RFP Bids:

Ms. Jackson informed the Board of Directors that at this time she had only received one bid. The Board of Directors requested for Ms. Jackson to contact at least one more vendor for a bid then present to the Board of Directors at the January 17, 2012 open meeting.

Security – 2012 proposal from Securitas Security:

Mark Kramer informed those present at the meeting that the Board of Directors met with Securitas' branch manager, Niko Sirios. Multiple quotes were presented for cost cutting. The Board of Directors discussed in the past to eliminate the use of a standing guard at the facility area as well as the summer security guards. To better serve the community as a whole, the Board of Directors would like to have a patrol person drive around the community, monitor the meadow, and lock-up the facilities at night. After review and discussion, and upon a motion by Paula Peterson, seconded by Jon Greaves the Securitas Security 2012 bid is approved for 56 hours per week (annual \$47,654.96), which is a savings of 21,000.00 from the current budget. The cost is to be disbursed from the 2012 Operating Expense budget item #5530. With a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Sandy Gesswein-Aye; Jon Greaves-Aye; Mark Kramer-Aye and Paula Peterson-Aye.

Annual Elections – 2012 Board of Directors:

After review and discussion and upon a motion by Paula Peterson, seconded by Sandy Gesswein, approval of the Inspectors of Election bid and the additional Online Candidate Submission (\$75.00) for the Annual Election cost to stay within the 2012 Operating Expense budget item #5010. And with a vote of 7-Ayes. Board vote was: Barbara Brand-Aye; Donna Christensen-Aye; Dennis Cullen-Aye; Sandy Gesswein-Aye; Jon Greaves-Aye; Mark Kramer-Aye and Paula Peterson-Aye.

### **NEW BUSINESS**

Association office hours:

Mark Kramer informed those present at the Regular Session meeting as well as the Executive Session that on November 15<sup>th</sup>, 2011, the Board of Directors approved the change in office hours, effective immediately, to be changed to 8:30 a.m. to 5:00 p.m. The office will now be opened during the lunch hour. Also noted is that arrangements can be made when Board Members need to come in before 8:30 a.m. to sign association checks.

December 20, 2011 Open Meeting

After review and discussion and upon the Consensus of the Board of Directors the December 20, 2011 meeting has been cancelled.

### **COMMITTEE REPORTS**

Refer to Meadowview Calendar of Events

Mark Kramer informed those present of the calendar that is provided in the agenda packet.

October Event:

Barbara Brand informed those present that the annual Harvest Play Day was once again a huge success. The only issue that we had is that quite a few homeowners RSVP but did not attend. Barbara Brand explained that the food and other items purchased for the events are based on that RSVP count.

December Holiday Event:

Sandy Gesswein informed those present that the Cocoa with Santa will be held Sunday, December 11<sup>th</sup> from 2 PM – 5 PM and to watch for an e-mail to RSVP for the event.

Partners for Fish and Wildlife Program update:

Meadowview resident, Teri Biancardi, presented information that she and Paula Peterson have been working on along with other committee members, describing their ideas for the meadow beautification project. Multiple positive comments were made from other residents. Mark Kramer informed those present that the Board of Directors will need to discuss this proposal at their next meeting.

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**OFFICE STATS**

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

ARC Violations.....YTD Total 59 (16 Opened - 43 Closed)  
ARC Plans.....YTD Total 33 (all approved)  
Clubhouse Rentals.....YTD Total 29 (not including two annual rentals)  
Escrows.....YTD Total 43 (4 Open – 39 Closed)

**COMMUNICATION FROM HOMEOWNER(S)**

Correspondence from one (1) homeowner

Mark Kramer informed those present of a letter that was received from a homeowner who was upset with the ruling of not allowing the local schools to use the meadow for training. As a reminder, the Board of Directors voted against it for multiple reasons, liability being one of them and another is that 900 homeowners pay dues for the use of the common area.

**UPON BOARD CONSENSUS THE MEETING ADJOURNED AT 9:15 PM**

MINUTES SUBMITTED BY SECRETARY, DONNA CHRISTENSEN \_\_\_\_\_

ATTEST: \_\_\_\_\_ PRESIDENT, MARK KRAMER

APPROVED ON JANUARY 17, 2012 BY THE BOARD OF DIRECTORS