

**WEST MEADOWS ESTATES HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Zoom Meeting /Tuesday/ February 9, 2021**

**Location:** Zoom Meeting

The secretary declared an emergency meeting to approve the 2021 budget without 72-hour notice because of COVID-19 and the lack of appropriate signage available in a timely manner.

**Board Members Present via Zoom:** Mike Eastlund, Janice Rose, Barry Solomon, Miles McCary, and Chris Mott.

The meeting was called to order by President, Mike Eastlund, at 7:00 PM. Mike Eastlund confirmed quorum.

Mike Eastlund made a motion to approve holding an emergency meeting for the reasons stated by the secretary, Janice Rose. Janice seconded the motion.

The vote was called – (5) in favor (voice vote).

**Read and Approve Minutes:**

Minutes of the January 22, 2020 Board meeting were reviewed by Board members (draft Board minutes were distributed to each Board member prior to the meeting and posted on the website). Chris Mott made a motion to accept the minutes as written.

Janice Rose seconded the motion.

**Discussion:** No discussion. The vote was called – (5) in favor (voice vote).

**Treasurer's Report:** Janice Rose reported as follows:

Columbia Bank / Checking	\$8,010.66
ING Direct / Reserve Savings Account	81,597.60
Columbia Bank / Savings (Fines & Fees)	26,910.12
Columbia Bank / Savings (Professional Fees)	<u>19,409.34</u>
 Total	 \$135,927.72

**Expenses / To-Date: 2/9/2021**

Compliance Fee	2,000.00
Dues & Subscriptions	57.00
Insurance: Commercial General Liability	777.25
Insurance: Professional Liability	3,359.00
Landscape Maintenance	800.00
Landscape Maintenance: Bark	.00
Postage and Delivery	.00
Printing and Reproduction	249.60
Professional Fees: Accounting	.00
Professional Fees: Enforcement	.00



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Miles McCary seconded the motion.

**Discussion:** Members discussed if the proposed changes were necessary and any impact on freedom of speech. Also, it was questioned if the sign requirements apply to signs within a structure that can be seen from the exterior?

Chris Mott made a motion to amend the motion as follows:

Add a policy section which says, "Signs within a house are not subject to the CC&R and Board policy restrictions even if visible from the outside."

Miles McCary seconded the motion to amend the motion.

**Discussion:** No additional discussion.

The vote was called to amend the motion – (5) in favor (voice vote).

The vote was called on the motion as amended – (5) in favor (voice vote).

**Item #2:** Janice submitted proposed changes to Board Policy 401, Appendix 8.2 "Screening Vehicles and Boats."

**Background:**

The current policy allows short-term parking of a recreational vehicle for up to 48 hours for loading and unloading before or after a usage. The compliance committee requested to shorten the time for loading and cleaning to six hours because it provided a loop hole for some to leave certain vehicles unscreened for long periods of time.

Miles McCary made a motion that the time specified in the policy be changed from 48 hours to 6 hours. Chris Mott seconded the motion.

**Discussion:** No additional discussion.

The vote was called – (5) in favor (voice vote).

**ITEM #3** Amend Board Policy 402, Section 5.15 regarding time for holiday decorations.

**Background:** The current policy requires that holiday decorations be removed thirty days after the holiday but sets no limits to how soon before a holiday decoration can be installed. It has been argued they can stay up all year.

Mike Eastlund made a motion that Board Policy 402, Section 5.15 be amended as follows: "Holiday decorations may be installed and shown for no more than thirty (30) days before or after a holiday."

Janice Rose seconded the motion.

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**Discussion:** Limited additional discussion.

The vote was called – (5) in favor (voice vote).

**2021 Draft HOA Budget**

Janice Rose presented the 2021 draft HOA budget, which maintains dues at \$175.00 per year.

Chris Mott made a motion to adopt the 2021 draft budget as written.

Mike Eastlund seconded the motion.

**Discussion:** Short discussion before the vote was called regarding new curtain drain and wall along Doaks Ferry and the need to seek new proposals for the landscape contract.

The vote was called – (5) in favor (voice vote).

**Adjournment:**

Mike Eastlund made a motion to adjourn the meeting at 7:45 PM.

Barry Solomon seconded the motion.

**Discussion:** No discussion. The vote was called – (5) in favor. Meeting adjourned.

**Submitted by: Janice Rose, Secretary/Treasurer**