

**WEST MEADOWS ESTATES HOMEOWNERS' ASSOCIATION, INC.
EMERGENCY BOARD OF DIRECTORS MEETING DRAFT MINUTES
Phone Conference /Thursday/ February 13, 2025**

Location: Phone Conference Call

The Board Secretary/Treasurer requested an emergency meeting to approve the 2025 budget for timely dues invoicing and to sign a legal representative agreement with a new attorney without the required 72-hour notice due to a dangerous snow and ice weather event.

Board Members Present via Phone Conference:

Mike Eastlund, Janice Rose, Barry Solomon, and Evie Lucas. Vatalie Radu could not be reached by phone for the conference call.

Call to Order:

President Mike Eastlund called the meeting to order at 3:35 PM and confirmed that a quorum was present.

Emergency Meeting Motion:

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

No discussion: The vote was called – (4) in favor (voice vote).

Approval of Minutes:

The approval of the September 30, 2024, minutes was not on the agenda and could not be addressed at this special meeting. It will be addressed at the next regular meeting.

Treasurer's Budget Report:

Before the meeting, Janice Rose emailed the draft budget for 2025 to Board members for review. Evie Lucas motioned to approve the 2025 budget as presented. Barry Solomon seconded the motion.

Discussion: The dues identified in the 2025 budget will increase by \$40.00, just below the maximum 25% increase allowed by the CC&Rs. This increase is proposed to raise the dues base to provide funding for potentially hiring a management company if volunteers are unavailable to provide essential management services. Currently, we have capable volunteers, so we are offering all members a \$40.00 discount coupon. The coupon will reduce the yearly dues to \$175.00, which meets our spending needs and has been standard for years. The coupon is only valid for dues paid on or before the April 1, 2025, deadline.

The vote was called – (4) in favor (voice vote).

**WEST MEADOWS ESTATES HOMEOWNERS' ASSOCIATION, INC.
EMERGENCY BOARD OF DIRECTORS MEETING DRAFT MINUTES
Phone Conference /Thursday/ February 13, 2025**

Committee Reports and Old Business:

These items were not on the agenda and, therefore, could not be addressed. They will be discussed at the next regular meeting.

New Business:

Mike Eastlund explained that he and Stewart Rose, an ACC member, met with a potential new law firm. He motioned that the Board authorize him to sign a representative agreement with this firm. Janice Rose seconded the motion.

Discussion: Mike further explained that two partners from the law firm live within our community and have an excellent reputation in the local legal community.

The vote was called – (4) in favor (voice vote).

Adjournment:

Mike Eastlund motioned to adjourn the phone conference meeting at 3:45 PM, as all agenda items had been addressed, and no further business was on the agenda. Barry Solomon seconded the motion.

No discussion: The vote was called – (4) in favor.

Meeting Adjourned

Submitted by: Janice Rose, Secretary/Treasurer