

Meadows 2014 Annual Meeting

27 April 2014

Time and place meeting was convened:

Dulcinea Park

President Diana Garcia called to order at 2:14 PM

Determination of Quorum

Number of Meadows address represented	18
Number of proxies received	17

Total number of addresses represented	35

17 addresses need to be represented to constitute a quorum and since 35 were either present or submitted proxies, a quorum was obtained for the 2014 Meadows On Rio Grande annual meeting.

Approval of 2013 Annual Meeting Minutes

Asked for approval of 2013 meeting minutes. Motion made, seconded and approved. President Garcia stated that the 2013 minutes will be posted on the MORG Web Site.

Diana introduced new neighbors, Edmundo Corona and Mary Ann Ybarra.

Reports of Association

Landscaping/Wall Maintenance Cimmittee

Mike Friggens reported on landscaping improvements. Showed graphic of planned beauty spots, corners that could be accentuated. Mentioned that landscaping is now supported by upgraded irrigation system. Mentioned plan to put boulders along streets with intention of protecting installed landscaping. Mentioned Heads Up landscaping crew generally comes on Wednesday. Important for neighbors to let board know when we see leaks or other programs with irrigation system (Mike Friggens or Charles White).

Mike reported that Fernando Ruiz has done all the stucco work related to the three accidents that damaged walls this year. Two memorial trees have been put in, this is an option available to all Association members. Mentioned expenditures will be needed for boulders and additional plantings in coming years.

Gayle Vance expressed gratitude to Mike and Charles and especially the financing arrangement they negotiated with Heads Up.

Charles stated Heads Up also committed to no increase in monthly fee at least through the end of calendar 2014.

Architectural Review Committee

Sue Milovina reported. Not a lot of activity this year. Thanked all homeowners for sending in ARC requests and reminded all present that ARC approval needs to be received in advance of starting work. Mentioned that color information is available now.

Newsletter

Dick Ruddy reported that the newsletter committee (Dick and Gayle Vance) prepares newsletter and Ann Gleason does final layout.

3 full newsletters were done in 2014. Did not do year-end this year.

Intention to do 4 newsletters although have only done 3 last couple of years. Seems to be working and provides adequate forum for essential information.

May try to go back to doing 4 per year but reduce to one page (2 sided) for most of them. Gayle is not going to be on newsletter committee going forward although she will contribute articles.

Next newsletter July, 2014.

Fund Raiser

Mary Lou Dobbs reported on Fun(d) Raiser. Ticket sales and donations. \$8,858 collected, slightly more than one year's payment. Mardi Gras theme. Selling tickets was a way for neighbors to get to know each other.

Treasurer's report

John Woosley reported that of 109 members, 107 are up to date on dues payments. Liens have been or will be filed on homes for which HOA dues have not been paid.

Insurance paid for wall repair for most of the damage incurred this year. There was one incident that our insurance paid for and we had to cover deductible with TVNA assistance.

Reviewed current financial condition of Association.

Budget was included in Spring newsletter. Additional copies were provided at the Annual Meeting.

It shows slight a deficit but we are going into 2014-2015 in excellent shape in part because of Fun(d) Raiser.

Association is in process of filing for 501 (c) 4 status.

Motion made and seconded and treasurer's report and budget for 2014-2015 approved.

HOA Disclosure Rules

Diana mentioned that new rules have come into place for transfers of property covered by an HOA. \$200 transfer fee from HOA for disclosures.

The forms used are Realtor forms. If a homeowner is doing For Sale by Owner, needs to contact HOA.

TVNA Liaison

No report.

Board of Directors Election

Stann Sandoval nominated Sue Milovina to stay on board. Nomination seconded and approved.

Charles White nominated John Woosley. Seconded and Approved.

Diana asked for nominations of board members.

Kay Ready volunteered to serve, motion made, seconded and approved.
Gene Vance announced intention to leave board even though term not up. Need nomination to replace him. Stann nominated Alvan Romero to come back on board. Diana seconded. Approved. Diana will continue as non-board member, will participate as past president.
Board will consist of 9 voting members and Diana as immediate past president.
Association members were reminded that board meetings are held the third Wednesday quarterly. (This was subsequently changed to second Wednesday of final month of each calendar quarter.)

Open Discussion

Discussion of abandoned home. Diana states no information available.

Barbara Spates asked if lighting could be installed at entrance? Hard to tell people where to turn in. Discussion of possibility of solar powered lights. Board stated will consider this proposal in future board meetings.

Adjournment

Motion made, seconded and approved to end meeting at 3:08.