

Minutes of Meadows East Board Meeting 5/19/2026
Held at Welch Randall

Attending: Jason, Ryan, Alex, Melanie, Brenda, Gretta Wise, Jennifer.

Meeting opened at 7:03PM and ended at 8:04PM

Business:

TOPIC	DETAILS	ACTION/APPROVAL
Meeting Mins from last meeting	Review and approve	Approved by Board
Pool Update	Pool Opening on track for May 22 nd .	Alex will hang cameras Sat May 23 rd , Ryan will create bid for shade area at pool, Mel will hang Spanish pool signs, Jason will bring 2026 keys to Welch Randall. Mel will email updated pool form to Brenda after making suggested edits. Mel will look for updated pool furniture. Jennie will set payment for Pool "Ring" account. Brenda will order pool garbage can.
Signs –no trespassing signs and no parking signs	New Signs will be ordered and hung	Board approved
Fencing	13 Patios left. TRM will replace half this summer and the other half next summer, Total bid \$49,000	Board approved
Asphalt repairs	Waiting for bid from Asphalt Experts	Pending/In Progress
Pool Key Access	Pool has been re-keyed. Homeowners can exchange 2025 pool key and fill out new liability form at Welch Randall	Jason will drop off pool keys to Welch Randall
Reserve Study	In progress. No update yet.	In Progress
Update CCR's	Board would like to require good landlord course for	Updated Rule approved. Will add once other

	homeowners renting out their units	amendments are decided
Spring Walk Through Follow Up	Homeowners are given until June 10 th to make appropriate repairs found during spring walk through. After June 10 th another walk through will be done, repair company will be hired and homeowners will be invoiced.	In Progress
Stucco	Property will be inspected for other issues with stucco separation and bid for repair	Board approved. Ryan will check for other signs of stucco separation, and we will get a bid for repair.
Spring Dumpsters	Melanie will schedule spring dumpsters	Melanie scheduled dumpsters for May 28 th , June 4 th , and June 11 th
Water – Weber Basin	Should be turned on this weekend 5/22	Ryan will check sprinklers
Summer Movie Nights	Date will be decided and announced	Board Approved. Mel and Alex will set up dates
Next Meeting	July 10 th at 630pm. HOA will provide Hot dogs and drinks. Potluck for homeowners.	Board Approved Will be held in common area near 5653 Woodshire

Meeting adjourned at 8:04PM

Respectfully submitted,
Melanie