

**MeadowWood Homeowners Association
Board of Directors Meeting
September 20, 2006**

Location: Liberty Lake City Hall, 22710 E. Country Vista

Attendees: Mark Andresick, Bruce Bell, Pat Cunningham, Scott Kingsford, John Korondy, Becky Kurtz, Dawn Lenss, Karen Mack, Gary Manthey, Dennis Scott, and Colette Seubert.

Absent: Odin Langford.

Dennis called the meeting to order at 7 PM.

Approval of Minutes: The August 16, 2006 minutes were emailed to the Board on August 31, 2006. John moved via email on August 31st to approve the minutes. Dawn seconded the motion via email on September 1st. A total of 9 votes approving the minutes were received.

Agenda – Additions/Corrections: Dennis explained that this is the time to make any additions or corrections to the minutes. No corrections or additions were requested.

Guests: Jon Swatzell, new homeowner on Malvern, who is also interested in filling one of the vacant Board positions.

Old Business

Budget Review:

Association/ Sub Association	Expenses YTD	Dues YTD	Transfer, Late, and NSF Fees YTD	Interest YTD	Past Dues with Penalties
MeadowWood	\$121,817.53	\$151,179.41	\$15,307.62	\$1,623.69	
Garden Ridge	26,075.92	30,578.70			
Greyhawk	3,141.02	4,457.40			
Association Total	\$151,034.47	\$186,215.51			

Dennis mentioned that he has updated his spreadsheet with the numbers that Greenstone has provided. His revenue figures match Greenstone's, but he shows approximately \$800 more in expenditures than Greenstone. He will discuss this discrepancy with the bookkeeper at Greenstone.

Enforcement:

Trudi first introduced Tom Campbell, Greenstone's new code enforcement person, and then reported on enforcement activity over the last month. Trudi explained that the list that Gary had given her were all addresses that were outside of the MeadowWood HOA. Dennis commented that he didn't see on the list one particular home that is currently in violation.

Trudi explained the current enforcement patrol schedule. An enforcement person would patrol the entire HOA every Tuesday and follow-up on violations noted the following Thursday. Trudi said this system is working well at catching the chronic violators.

Flagrant violators: Dennis suggested that changing the R&Rs to 48 hours cumulative over a 7-day period might stop them. Discussion followed regarding the pros and cons of changing this language. The Board did not take a position on this suggestion. Fines are stepped at \$100 for first notice of fine, \$250 for second notice, \$500 for third notice, and then a lien on the home would be filed at \$1,000 until the violation is corrected per the Rules & Regulations.

Meeting with Code Enforcement Attorney: Dennis and Trudi met with the code enforcement attorney recently. From that meeting:

- Time-dated photos (which Jim prefers) are not necessary if the notice came from a Board member, according to the attorney. If a Board member is willing to send an email stating that they witnessed this violation, Trudi would then not have to have the enforcement person verify the violation.
- Dennis thought that the attorney recommended changing in the R&Rs “48 hours contiguous parking” to “48 hours cumulative over 7 days.” Dennis thought that this might stop the homeowners that try to circumvent the R&Rs by moving their boat/RV every 48 hours. Trudi didn't remember the attorney recommending that, instead what she remembered was that the attorney recommended leaving the wording as it is. Trudi will ask for clarification from the attorney.
- The attorney suggested that the Board consider dividing the association up into a number of sections equal to the number of current Board members and each member would be assigned a specific section to patrol. Board members weren't comfortable with having that as an assigned obligation and felt that it was the job of the management company to review the area for compliance.

Web site:

Trudi will upload the August minutes. Dennis asked that several links to maps of areas that aren't in the MeadowWood HOA either be removed or noted that they aren't in the MeadowWood HOA.

Board Member Reports

Five Fingers Park: An item that wasn't added to the agenda at last month's meeting – a new picnic table for Five Fingers Park – was handled via email with all Board members. Gary was not aware that he could have added it to the agenda at the beginning of the last meeting. The parks report had been removed from that agenda because it appeared that all active projects had been completed. Gary approached Dennis after the meeting adjourned and asked about the table purchase.

Gary had researched putting in a picnic table at Five Fingers Park. The table didn't require City of Liberty Lake or Architectural Review Committee approval. This is something that had been discussed previously when Jennifer was handling the park and then when Jennifer resigned, the table issue was lost in the shuffle. Gary requested approval to have this table delivered prior to the September meeting, before the end of the summer season.

The price of the table would be \$500 plus tax. This is a good quality table – the tables at Pavilion Park are of lesser quality and cost more money (over \$600). The Forest Service also uses these tables. This table will not require any maintenance.

Motion made by Scott on August 20th via email to approve the purchase of said table. A second of the motion was made by Pat on August 20th, also via email. A total of 9 votes were received in favor of the motion. The motion passed.

Update – Gary ended up getting the table for \$250 because the vendor said the quality wasn't up to his standards. Gary said the “defects” were some minor board warping and were easily corrected by sanding the boards.

Little Bear Park: John reported that there was now only one bear left, after the theft of the others. John said all of them had rotted, even the one that is left. We really need to replace it as well. Pat and Mark will check out the prices of concrete bears versus carved wooden bears.

Pump House Park: Colette reported that there had been an issue with a line within the pump house itself, so there was approximately one month where the landscaping didn't get watered. The HOA wasn't informed of the water shut off, so the Board agreed that we needed to go on record with either the Liberty Lake Sewer & Water District or the City of Liberty Lake (depending on who has responsibility for the pump house) and inform them of our belief that it will be their responsibility to replace any vegetation that died due to the lack of water. Colette will verify with Trudi as to which agency has responsibility over the park's water supply, and then she will write a letter to the appropriate party notifying them that we would expect them to replace the trees and/or shrubs if they died.

Splash Report: Mark reported that there are only five ads left for 2006. He decided not to run one last week – he thought it would be better instead to run ads in the four weeks starting October 19th to notify homeowners of the upcoming annual meeting. Mark will get a quote from the Splash for the cost of additional ads that the HOA would fund in addition to the ones that Greenstone pays for every year.

Board Members

Three replacements are needed for the current vacation positions. We currently have two people that have indicated interest in filling those vacancies – Jon Swatzell and Mark Fox. There are also eight positions that will be up for election at this year's annual meeting.

Scott moved to appoint Jon Swatzell to fill position #11, an at-large position formerly held by Anton “Ras” Rasmussen. Mark seconded the motion. All voted in favor of the motion with no one opposed.

Welcome Letter

Dennis and Colette are still working on this.

Budget Review

The 2007 budget review is scheduled for our next meeting on October 18th. Dennis asked for all Board members to come up with a list of possible 2007 Projects.

Annual Meeting – November 15th – notices, Absentee Ballots, etc.

Discussion ensued on how to proceed with absentee ballots for the vacant Board positions and if they were really required by the bylaws. Dennis and Trudi will get together sometime next week to discuss the budget and prepare absentee ballots. Notice of the annual meeting needs to be sent by the end of October.

New Business

Rules and Regulations – update/clarifications: At the meeting with the enforcement attorney, the attorney's copy of the R&R's that she obtained off from the HOA website didn't agree with the copy that Trudi had. Dennis has asked Scott to go back through the records to pull the official approved R&Rs to make certain that the appropriate version is posted to the website.

Fence Repair: The fence maintenance company just painted over the bad section of fence on Molter without repairing the rotted-out fence post. This post needs to be replaced.

Common area fences came out to approximately 1,850 linear feet (about 1 ½ years' worth of fence maintenance). Trudi expressed a concern that we may not be able to continue with the fence painting at \$4.75 per linear foot after this year as the current contractor has not shown adequate interest to produce quality work. Discussion followed about what to do with homeowners that want to opt out from having their fence painted the HOA colors. No decision was made on how to handle this.

2006 Remaining Issues: Do we want to have a Christmas party? It was agreed to not have a Board meeting in December, and we'll decide what we'd like to do for a Board get-together in December.

John moved to adjourn the meeting. A second of the motion was made by Bruce. All voted in favor of the motion.

The meeting adjourned at 8:25 PM.