

**MeadowWood Homeowners Association
Board of Directors Meeting
October 18, 2006**

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

Attendees: Dennis Scott, Bruce Bell, Odin Langford, John Korondy, Jon Swatzell, Karen Mack, Becky Kurtz, Gary Manthey, Colette Seubert, and Pat Cunningham. Scott Kingsford arrived toward the end of the meeting.

Absent: Mark Andresick & Dawn Lenss.

Dennis called the meeting to order at 7 PM.

Approval of Minutes: The September 20, 2006 minutes were emailed to the Board on September 26, 2006. There was discussion that took place among the Board members via email regarding whether Tom Campbell worked for Greenstone or Rockwood Property Management, and clarification was provided by Karen from the July 12th minutes. Bruce moved to approve the minutes without corrections, with a second of the motion by Bruce. All voted in favor of the motion and the minutes will be posted to the website.

Guests: Trudi Kuhn & Tom Campbell from Greenstone, Arlene Fisher from the City of Liberty Lake, Pamela Mogen from the Liberty Lake Library, Donald Toombs (919 N. Oakmont Ln.), Don & Joyce Andrews (911 N. Oakmont Ln.), Kate Heneway (23804 E. Maxwell), and Peggy Armstrong (23805 E. Maxwell).

Arlene Fisher from the City of Liberty Lake addressed the Board and guests regarding the Library planning that is currently underway for the future City campus area near the Greenstone building. The City would like to get the Community Center/Library building started first. Arlene introduced Pamela Mogen from the Library, who gave a brief history of the Library, showed everyone what the Library is currently doing, and then gave possible ideas of what direction the Library could take in the future. The City is seeking input from citizens about what they'd like to see in the Library. Arlene then answered some questions from the Board – one of them being how much this was going to cost (\$6 million). She brought up the example of Centerpointe at Mirabeau as what was envisioned for the Community Center. The Mayor has talked to the Spokane Community Colleges about the possibility of a satellite center as well.

Old Business

Budget Review:

Dennis was concerned about the significant increase in our water bill. Dennis asked Trudi if she had any insight into the increase. Per Trudi's discussion with the LLSWD, the increase was due to overage costs in August. A line was cut over by the Villas and when it was fixed, excessive watering was necessary to bring back the grass. Dennis specifically asked about what meter incurred the \$1,062.55 charge. Trudi will have to look up the actual bills to see where that charge was from in order to try to identify what meter it is associated with. The meter that broke is actually the City's responsibility, however when Trudi discussed this situation with Doug Smith, Doug strongly cautioned the MeadowWood Board about pursuing reimbursement for this overage due to the MeadowWood meters that the City supposedly pays for. Odin proposed that we have the LLSWD prepare a list of meters and meter addresses that belong to MeadowWood. Dennis explained the history as to why there is an overlap in ownership between MeadowWood and City meters – it goes back to before the City incorporated. Trudi has a list of the meters that belong to MeadowWood and the ones that are shared with the City. She said that it is approximately \$1,000 per meter to move them. Dennis suggested that we defer this and work on this project over this winter since we are at the end of the summer watering season anyway. We are already \$2,000 over budget with several months of water bills left in the year.

The balances in the bank as of 9/30/06 are as follows:

Checking	\$20,210.40
Money Market	\$57,305.54

Association/ Sub Association and NSF Fees YTD	Expenses YTD	Revenue YTD	Transfer, Late, Interest YTD
MeadowWood	\$111,620.65	\$217,421.28	\$17,918.51
Garden Ridge	28,467.63	31,388.70	\$1,585.83
Grayhawk	3,817.70	4,523.40	
Association Total	\$143,905.98	\$253,333.38	

Enforcement/Complaints/Responses

Trudi reported on current enforcement issues. There are no longer any ongoing issues – the only ones left on the report are new issues that were just reported. A homeowner asked about the moving pods that are starting to show up in driveways. Trudi said that legally we can't prevent a homeowner from using the pods because they aren't addressed in the CC&Rs. Another homeowner asked if we could amend the CC&Rs – Dennis explained it would take a 67% vote by over 900 homeowners to amend the CC&Rs, and it is tough enough just to get 30% to attend the annual meetings to approve the annual budget and elect board members.

Newspaper container

Dennis asked Trudi the background behind the issue with the newspaper container. The homeowner involved then interrupted, complaining about covenant enforcement overall. Dennis explained the reasoning behind covenants and enforcement, and the history behind the current Board's mandate from homeowners to enforce the covenants. This homeowner and her neighbor then proceeded to argue with the Board regarding what was perceived to be harassment by one of the Board members because of the newspaper box and other issues. At one point, a Board member confronted the two for a threatening comment made regarding another Board member (i.e., "She should be afraid."). Several other Board members heard that comment as well. Trudi explained that the Spokesman-Review sent out a reporter after the homeowner had told the newspaper carrier that the Association was making her remove the newspaper box. Jim Frank has since relented on the newspaper box issue, since it was under his jurisdiction as the Architectural Committee.

The homeowner then said that she'd received a fine from Greenstone on her trailer without any previous notice (no courtesy notice, no notice of violation, etc.). Her fine was waived after she contacted the management company. Dennis questioned Trudi about this – there appears to be a misunderstanding about how to handle violation notices. Trudi and Tom then left the meeting.

Another homeowner asked if there are other covenants that aren't currently being enforced that may be targeted in the future. Dennis explained the enforcement process and how there are some items (such as satellite dishes) that can not be enforced.

Park Reports

Five Fingers – Gary: Park is in good condition – new table is in and hasn't been vandalized.

Little Bear – John: Mark looked at the carved wooden bears – they range from \$275 up to \$400. Sealed concrete \$178 - \$500. Dennis has some pictures of concrete bears that he'll forward to the Board.

Pump House – Colette: Colette had been composing a letter to the City/LLSWD regarding replacing the damaged trees. However, Kevin is afraid that if we push the issue, LLSWD would cut off our power supply that powers the sprinkler system.

Board Member Reports

Splash Ad/Notifications – Mark: notices are going to run over the next four weeks in the Splash regarding the Annual Meeting. He will use last year's notice as an example of how to word the notices. Dennis will send the agenda times to Mark to include as well.

Board Members

Two replacements are needed prior to the end of the year. The only candidate on the list was Mark Fox, who hasn't attended a meeting yet. A homeowner who lives in Garden Ridge, Don Andrews, expressed interest in serving – while there isn't a position open in Garden Ridge, there is still an at-large position open that expires at the end of 2007. Pat's position, #9 in the Gardens, expires at the end of this year and he stated that he will not continue. So that is also a position that Mr. Andrews could also fill. Odin's position expires this year, but he is interested in continuing on the Board. Mark Andresick said that he would not continue past this current term. Dawn also stated in an email today to Dennis that she will not continue.

Welcome Letter

Colette passed out a draft of a homeowners Welcome Letter to the Board and remaining guests. After discussion on editing changes, Colette will revise the letter and present it to the Board again at a later meeting.

New Business

Annual Meeting – Discussion regarding notices, ballots, candidates, and location. The meeting is set for November 15th.

2007 Budget

Dennis went over the budget items that are changing the most. Jim Frank had suggested an annual event, such as a picnic. \$2,500 was the proposed budget amount for this item. Dennis is anticipating our Avista bill to drop by \$6,000 for the street lights along Molter that the City is due to take over. Landscaping is anticipated to go up by approximately \$23,000 – which includes additional maintenance in an undeveloped common area over in Rocky Hill. Greenstone hasn't turned over the common area over to the City yet so it is still the responsibility of the Association. The City is trying to get a grant for matching funds to build out the park. The common area can't be turned over the City until after the grant is received, or else the City will forfeit the grant.

The fence repair budget was increased to \$8,000 from the \$5,800 budgeted in 2006 due to the additional common area fences that were identified recently.

The Board agreed that the community event budget should be dropped to \$500 due to the lack of turnout at previous events.

Dennis recommended that we drop the Directors and Officers insurance – this would save approximately \$2,300. Dennis didn't feel it was needed, since Board members couldn't be sued for actions that are consistent and fair. John offered to get the name of the carrier that the Kiwanis uses – they were only charged \$500. John felt we would be too exposed if we dropped this coverage.

Additional funds were added for postage to cover the additional notices going out on past dues.

Garden Ridge – had a negative beginning balance. We held the line this year to see if we could build up a reserve, which didn't happen. We had to replace some asphalt replacement and crack sealing in 2005. There are already some new cracks showing up that really should be sealed in 2007, but there isn't any room in the budget for that unless dues are increased. The mild year has also affected the mowing schedule – we only contracted for 28 weeks of mowing. Week 28 just occurred last week, but the leaves haven't fallen yet so the landscaping company is recommending an additional mowing to pick up the leaves after they fall. Each additional mowing is about \$1,000. The Board recommended a \$2/home/month increase for the Garden Ridge dues.

Greyhawk – Greyhawk's budget looks OK without any increase in dues.

John moved to adopt the proposed budget with a reduction of the community events budget to \$500 and an increase in the Garden Ridge dues by \$2/month/home. A second of the motion was made by Bruce. All voted in favor of the motion, with none opposed.

Colette brought up that she was approached by a group of Scouts looking for a large project to plan and carry out for their Eagle Scout project. Dennis suggested that we could have the Scouts deliver the proxy ballots to homeowners. Mark didn't feel from his experience that this would be a large enough project to qualify for an Eagle Scout project. The Scouts will be meeting with Colette tomorrow night and she will let the Board know if they took on the delivery of the proxy ballots. If not, our options are for Board members to deliver the ballots or to send them out in the mail with the annual meeting notice.

A homeowner brought up the parking issue at Oakmont. There is a sign posted there that states emergency vehicle parking only. However, they have guests that park there routinely. Does the sign really have to be there, or can it be taken down? They felt it was an eyesore. Dennis explained that we can't enforce the parking issue, but if an emergency vehicle comes by, the car could possibly be ticketed.

The meeting adjourned at 9:25 PM.