

**MeadowWood Homeowners Association
Board of Directors Meeting
June 20, 2007**

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

Attendees: Don Andrews, Brendan Guenther, Scott Kingsford, John Korondy, Becky Kurtz, Odin Langford, Gary Manthey, Sue Schneidmiller, Dennis Scott, and Jon Swatzell.

Absent: Karen Mack and Bruce Bell.

Guests: Joyce Andrews, Daniela Kosinski, Peter Siposs, and Mr. and Mrs. Rod Holbrook.

Dennis called the meeting to order at 7:00PM.

Approval of Minutes: Approved.

Agenda Changes: None.

Guest Peter Siposs informed the Board that the sprinklers are not running at Settler and Liberty Lake Drive. Also reported vegetation is overgrown and visibility diminished when turning from Settler to Liberty Lake Drive. Dennis to follow up on these matters.

OLD BUSINESS

Budget Review: Legal bill for May to be reduced due to overcharge. The flower planting bill for Gardens Ridge and Greyhawk will also be adjusted by Rockwood Property Management due to like overcharge.

Enforcement: Enforcement by RPM appears to be going well. A letter from the attorney for Mr. Means was read. Matter remains open.

Park Reports:

Five Fingers: Bench has been repaired.

Little Bear: Two bears have been installed.

Pumphouse: Nothing to report.

Splash Ad: Nothing to Report.

Holiday Event Subcommittee: The Board will participate in the Inland Northwest Blood Center Blood Drive July 28, 2007. The subcommittee will be contacting the Board for volunteer time that day.

Fence Repairs: The reports by Bruce Bell, Scott Kingsford and Don Andrews were reviewed. All options were discussed at length. The two main issues were: 1. the continuation of painting and repairs and, 2. fence replacement. Motion to not participate in repair or replacement of fences made by Don Andrews and seconded by Odom. Motion did not carry with 7 No votes and 3 Yes votes.

Issue of HOA sharing 50/50 with Homeowners in major repairs and replacement. A motion was made by Collette to have the HOA not be involved with major replacement and repairs. The motion was seconded by Scott and passed with a vote of 8 Yes and 2 No.

Scott then made a motion for the HOA to continue to paint and make minor repairs to the set amount of 7200 linear feet of common area fencing. Collette seconded the motion, and the motion passed with a vote of 8 Yes and 2 No.

Swale Repair: Dry well construction will begin next week on the swale abutting Trailhead Golf Course.

Yard Maintenance on Garry Drive: RPM unable to reach homeowner. Letter is to be written and fines to follow.

NEW BUSINESS

Meeting with Attorney: It was recommended the HOA remain with present law firm.

Surplus Property: In 2005 the HOA donated 4.3 acres to the city near the driving range at Trailhead Golf Course. 2 parcels totaling 4629 sq. feet next to the last home on Garry Drive belong to the HOA. It was reported by the homeowner, Daniela Kosinski, that the property was not being maintained. Mr. Kosinski has been maintaining the property to prevent weeds from encroaching on his property but does not feel this is his responsibility.

Resolution: The question was raised to declare the property surplus or to keep it and maintain it? After discussion, a motion was made by Collette to ask the City if interested in obtaining the property. Scott seconded the motion and the motion passed with a vote of 9 Yes and 1 Abstension Dennis to follow up regarding maintenance of property.

Emergency Parking Issue on Oakmont: In 2005, Mr.and Mrs.Giffin complained about people parking in the hammerhead area at the end of Oakmont. A sign was place at that time stating "Emergency Parking Only". About one month ago the sign disappeared but the sign post remained. After discussion, a motion was made by Jon Swatzell to remove

the sign post. The motion was seconded by John Korondy and the motion passed unanimously with 10 votes Yes.

Fence Issue at Mission and Molter: There is pathway to Maxwell that is common area fenced maintained by the HOA. The fence has been painted by the HOA and one Homeowner is upset that she was not notified the fence was going to be painted and that the color of the fence is at odds with the color of her home.

Resolution: HOA to notify Architectural Review Committee of this matter.

Property Lines: Daniela Kosinski stated she and her husband wanted to have their property lines defined. It was recommended she contact a surveyor.

Recording of Board Meetings: Odin raised the question of having a recorder to document proceedings. No resolution.

Release of Names of Homeowners Involved in Complaints: Odin made a motion that the names and addresses of those homeowners involved in complaints not be released during the meeting and in the minutes posted. No one seconded the motion and the motion failed. Odin then recommended the HOA ask the attorney for input in this matter.

Trees Planted by Greenstone: Becky noted that there are trees planted by Greenstone that are now diseased and dying. No resolution of this matter at this time.

Scott made a motion to cancel the HOA Board meeting in July. The motion was defeated 3-2.

The meeting was adjourned at 9:34PM.

Respectfully submitted:

Sue Schneidmiller