

MeadowWood HOA Agenda
September 19, 2007
7:00 pm
Location: Liberty Lake City Hall

Dennis called the meeting to order at 7 pm.

Attendees: Don Andrews, Bruce Bell, Becky Kurtz, Odin Langford, Karen Mack, Dennis Scott, Colette Seubert, Gary Manthey, Sue Schneidmiller, Scott Kingsford, John Korondy, and John Swatzell.

Absent: Brendan Genther.

Approval of Minutes: Both the June and July minutes were emailed to the Board on August 5th by Dennis Scott.

Motion by John Korondy on August 5, 2007 to accept the June 20, 2007 Board meeting minutes as filed. A second of the motion was made by Jon Swatzell on August 6, 2007. A total of twelve votes were received in favor of the motion.

Motion by John Korondy on August 5, 2007 to accept the July 20, 2007 Board meeting minutes with the following changes to the first paragraph under New Business: "complains" corrected to "complaints" in the seventh sentence, and "ask" changed to "direct" in the ninth sentence. A second of the motion (to include John's corrections) was made by Jon Swatzell on August 6, 2007. A total of twelve votes were received in favor of the motion.

Agenda – Additions, Corrections, and/or Modifications: An amendment of 5/17/07 minutes is needed – no record of initial motion/second/vote to accept the amended Rules & Regulations. Motion by John Korondy to accept the amended Rules & Regulations, with a second of the motion by Colette. All voted in favor of the motion.

Meeting Procedure Review

Introduction of Guests: J. Andrews from Garden Ridge; Tom Campbell and Carlette Lowell from Rockpoint Management; Leah Jackson, Steven Jackson, and Rachel Davis from Carson Range.

Guest Comments – 3 Minutes: Guests indicated that they would wait until the appropriate topic on the agenda before they would comment.

Old Business

Budget Review – Attorney Refund: There weren't any questions on the financials that were emailed to everyone by Dennis.

Dennis explained the circumstances regarding the refund that was due to the HOA by the attorney.

Enforcement/Complaints/Contacts – Report: Dennis asked Tom about the house on the south end of Garry – Dennis didn't remember seeing it listed on the enforcement report. Tom explained that the homeowner has received the first notice of fines. Two bids have been obtained for the sprinklers, just waiting for homeowner to decide on the landscaper. The daughter is never there, and the homeowner refuses to give Tom the daughter's contact information.

All utilities have been shut off for the two homes in Rocky Hill that are on the list. Tom said they appear to be in foreclosure. The weeds were knocked down by the management company, and a notice of fines were sent out to the homeowners of record. There are other homes in the Rocky Hill area that are in varying states of compliance.

Park Reports

- **Five Fingers – Gary:** New tree put in - \$300 for a 4" caliper tree.
- **Little Bear – John:** Nothing to report.
- **Pump House – Jon/Colette:** Nothing to report.

Board Member Reports

- **Splash Ad/Notifications – Bruce:** Nothing to report.
- **Holiday Project:** Scott & Brendan will email out ideas for holiday projects.
- **Report of Sub-Committee – Scott/Brendan:** Blood drive – a total of 31 donors was reported. The blood bank personnel stated that it was a very good turnout.

Yard Maintenance on Garry – Update

(See first paragraph under Enforcement.)

HOA Property – surplus? Garry and other areas?: There is a portion of right-of-way on Boone/Country Vista where there is an issue with the existing sprinkler zone set-up. Dennis thought that any property that is included within the City's right-of-way should be deeded over to the City for liability reasons. We would first need to identify the actual boundary between the right-of-way and our property before we could entertain a motion to deed the property over to the City. Dennis will add this to the agenda for discussion next month.

Fence at 908 Oakmont: A question was brought up on a wrought iron fence that was installed near a hammerhead in Garden Ridge that effectively cuts off some access to a common area. This impacts how mowers can access the common area for mowing. RPM was asked how the fence was approved, since the issue didn't come before the Board. Carlette found out that Trudy had originally approved the fence installation, Charity made recommendations as to appearance and size, and approval was received from Jim. The fence was installed about a year and a half ago and encroaches on HOA property. A homeowner on Tanglewood explained that a gate ended up in his backyard, causing problems with people entering his yard. Dennis will contact Jim Frank regarding the encroachment.

Tree Trimming at Settler and Liberty Lake Drive: Dennis asked Tom about the note sent to Avista about trimming the trees near the street lights. Avista has acknowledged by email that they will trim the trees, and Dennis asked Tom to contact Avista for a schedule on when that will be done.

New Business

Greg Zemp – Driveway: Mr. and Mrs. Greg Zemp at 921 N. Homestead Dr. are requesting a letter from the HOA approving the curb approach to their home, stating it wouldn't change the water flow in the street. This issue has been bounced back and forth between the City and the Architectural Committee. Mr. Zemp was directed to obtain a letter from the HOA stating that the HOA approved his plan. Mr. Zemp passed out pictures of the existing curb at his home, along with the requested change to his curb approach. Dennis explained that the HOA doesn't have any jurisdiction over the street engineering standards set by the city. The HOA Board also doesn't have any input with the Architectural Committee, nor is allowed to participate on the Architectural Committee. John K. moved that the Board write a letter to the City on Mr. Zemp's behalf, recommending that the City approve his application. A second of the motion was made by Gary. Concern was raised that this is an issue that is out of the Board's jurisdiction and could create a precedence. One member voted to oppose the motion, with the rest in favor of the motion.

Board Vacancies at the end of the year – three (Colette, John, Brendan): Are we reducing the board size by those three? If that is the case, there wouldn't be any vacancies to be filled at the annual meeting this year.

Annual Meeting – Date: November 14, 2007 was the agreed-upon date for the annual meeting, since the third Wednesday of the month would fall on the day before Thanksgiving. Dennis will get together with Carlette to work on a budget projection for the October meeting. There are also some maintenance contracts that will be up at the end of this year, so the Board directed Tom to seek new bids.

Rules Revision – timing of yard landscaping for new homes & cats: The Rules and Regulations as stated don't address cats specifically. The CC&Rs are also unclear about cats. Carlette felt that it really is an animal control issue (City) and not an HOA issue, and that is how she is responding to homeowners.

There is an issue in Rocky Hill with several new homes that never had yards put in. Board is agreeable to some language being added to the R&Rs with time lines stated for yard installation after a home purchase.

Mayoral Race – invite candidates to October meeting?: The Liberty Lake Kiwanis and The Splash are sponsoring a mayoral debate on October 4th. Motion by Odin, with a second of the motion by Scott, to invite the mayoral candidates to the October board meeting. Board members should submit questions to Dennis for submittal to candidates. One voted in opposition to the motion, with the rest voting in favor of the motion.

HOA Meeting Schedule: Are we ready to go to a different meeting schedule? Dennis will add to next month's agenda for discussion.

Homeowner comments: The street light is not working on Carson's Range – Tom will follow up with Avista. A homeowner didn't see the meeting schedule anywhere on the website. They were frustrated that properties on Autumn Crossing haven't been brought into compliance by the HOA. Dennis explained the unique situation behind the two homes in Rocky Hill and that we first learned of the problems just a few months ago. We do need to make every attempt to first work with the homeowners. John recommended maybe forming a partnership with Greenstone to rehab those homes, since their appearance could be a detriment to their marketing of that subdivision. John questioned how long do we wait before we escalate? Carlette explained that right now in the CC&Rs there isn't a timeline. John suggested that under the new R&Rs revision that we consider expanding the issue of non-responsive homeowners and how long the Board waits before taking action. Currently if a yard is put in, we can step in and force maintenance. Homeowners were questioning if dues were even paid on those two homes. Dennis explained about the past history with homeowners that hadn't paid any dues and how receivables are now current. Don suggested that if we find out that the properties are in foreclosure, the foreclosure entity may have an interest in the condition of the property.

Attorney change: A recommendation was made to go to Scott Morris as our new attorney, due to the chronic, debilitating illness of the current HOA attorney, who will be closing their practice.

Miscellaneous: Odin asked Carlette to explain the procedure for collecting payment on late dues. There was a homeowner that received a late notice and fee for a late payment when we should be allowing a 60-day grace period. It appears that there was an error in how this was handled.

Mayor Peterson addressed the HOA regarding the pavement management program that the City is trying to adopt. He is seeking input from HOA and from homeowners. They're hoping to finalize the program late this year/early next year. He also brought up the beautification of the City and asked homeowners to contact City Hall if there are issues with weeds, etc. There might be an opportunity for some grants, etc. from the City to help with the fences that the HOA is maintaining. He encouraged the HOA to keep after the City to continue with the Arboretum project, and thanked the HOA for the land donation for the Arboretum. He stated that the Liberty Lake police department handles animal control in Liberty Lake. He

asked for help with encouraging residents to obtain licenses for their pets. There have been only about 400 permits obtained so far, and there appear to be far more pets in the community than that.

Motion to adjourn at 8:35 pm.

Respectfully submitted by Karen Mack, Board Secretary