

MeadowWood HOA Minutes
May 2008
7:00 pm
Location: Liberty Lake City Hall

These minutes have been reconstructed through notes taken by President, Colette Seubert, during the meeting. The original minutes were lost on Jon Swatzel's computer and could not be recovered.

Colette called the meeting to order at 7:00 pm.

Approval of Minutes:

The April minutes have been approved with no additions or corrections.

OLD BUSINESS:

Magnets:

Karen presented the magnets. The board agreed that they looked great.

July Newsletter:

Sue and Karen are working on the newsletter to be mailed out with the July billing statements

Snow Plow Credit:

Still waiting for budget credit for snow plowing the Rocky Hill alleys.

Rocky Hill Sign:

A lien has been placed on the homeowner in Rocky Hill who put up the sign across their home.

Garden Ridge Fences:

The fence in Garden's Ridge – Jim Frank stated that the fence is on the homeowner's property. The board agreed that since the fence doesn't belong to the HOA the fence is allowed to stay and that the board no longer will be pursuing this. RPM will be sending a letter to the owner reflecting our decision.

Grayhawk Monument Lighting:

Grayhawk monument lighting has been repaired.

NEW BUSINESS:

Home Owner Ann Tran:

A letter from Ann Tran regarding the properties at 24439 E. Autumn Crossing and 24379 E. Autumn Crossing was received by the board. The homeowner is requesting that we lower the late charges on her account to \$10/month. This homeowner has been in violation for not maintaining their yards. The board unanimously agreed to reduce the late charges to \$10 per month if she gets the yards up to par and pays all past due assessments by June 15, 2008. We want the yards done and past due assessments paid by June 15th. Please also include language that if the work isn't completed and the assessment are not paid by the due date, the late charge of \$25 will be reinstated. Colette will contact RPM.

Secretary Position:

No one on the board wants to be secretary. We will be hiring an outside person to be Secretary starting with the July meeting. The person will be paid \$50 per month.

Plowing Rocky Hill Alleys:

We will no longer be plowing the alleys in Rocky Hill. The alleys are the property owners property and not HOA property.

Fence Painting:

Fence painting – RPM will notify all homeowners that have fences that the homeowner installed that are along a common area and are scheduled to be painted this year (including homes along Boone between Molter and Malvern) stating that we will be painting their fences the HOA color. If they have any questions or concerns to please contact RPM. This will need to be done soon as Tom is working on getting bids for painting and the painting will need to start soon. We also want to give the homeowner time to contact RPM before the painting starts.

Missing Tree Mission:

There is a tree missing along Mission. The board approved replacement of the tree at a cost not to exceed \$600.

Kirby Land Donation:

We will be donating the additional land brought to us by Mr. Kirby to the City of Liberty Lake. Colette has spoken with Wendy VanOrman regarding this issue and they are willing to accept the land and include it into the Arboretum. Colette will drop a copy of the map to RPM indicating section that will be donated.

CC&R Rules & Regulations:

Colette stated that the Amended Rules and Regulations are now posted on the website. An ad will appear in the legal section of the Splash and will run for 2 consecutive weeks announcing the Amended Rules and Regulations. The changes include language regarding a time frame for the completion of yards as follows:

Any dwelling or other structure erected or placed on any lot shall be completed as to external appearance, including finished painting and front and side yard landscaping, pursuant to approved plans and specifications, as soon as reasonable practicable, and in any case within 6 months of initial occupancy. Rear yard landscaping must be completed within one (1) year of initial occupancy.

Another change will be language clarifying that late charges will be applied to both unpaid assessments and fines. Language was also clarified regarding the parking of recreations vehicles. A more detailed definition was given as to what is considered a recreational vehicle.

Weeds Through Fences:

Discussion regarding weeds and vines growing through the fences. Colette will contact RPM to cut back the weeds and vines by sending letter to property owners.

Spraying Gary Hill:

Spraying for weeds on Gary hill in Garden's Ridge. Apparently this hasn't been kept up for years. Colette will contact RPM to get the weeds sprayed ASAP.

Gary & Schneidmiller Ct. Disrepair:

There is a yard on Gary and Schneidmiller Ct. that has been at disrepair for quite some time. The homeowner started work on it last year at the request of the Board/RPM and then they had to stop because of the weather and were to resume maintenance this spring with it to be complete by April 08. Colette will contact RPM to follow up with this.

Mobile Office:

The "mobile office" is at the home a lot. Some board members think she is working the system. Colette will have RPM send her a nice letter requesting that she find permanent parking for the "mobile office". Letter should also note that habitual parking is prohibited which includes that you are not allowed to park for 48 hours move for a day and then return for 48 hours.

Malvern & Maxwell Missing Tree:

Malvern and Maxwell homeowner is missing a tree that got ran over during the winter months. This is not an HOA tree but a designated street tree and therefore falls under the enforcement of the ARC. Colette will contact RPM to get the tree replaced by the ARC.

Boat Violation:

Mr. Means – Mr. Means owes \$475 at this time, including the lien fee. He will need to pay \$125 and we will suspend the remaining balance of \$350 at this time. If he has no violations within the next 6 months, then we will waive the entire balance of \$350. If he has any violations within 6 months then the full \$350 fine will be reinstated. This includes parking on the street or in the driveway. The board would like RPM to contact Scott Morris and have Mr. Morris draw up an agreement that will be signed by Mr. Means agreeing to the above terms. Colette will contact RPM.

Skip June & August Meeting:

A motion was made by Scott Kingsford to skip the June and August meeting. A second was made. The motion passed.

Meeting adjourned at approx. 9:00 pm