

MeadowWood HOA Minutes
July 15, 2008
7:00 pm
Location: Liberty Lake City Hall

Colette called the meeting to order at 7:03 pm.

Attendees:

Colette Seubert, Bruce Bell, Sue Schneidmiller, Dennis Scott, Jon Swatzell, Scott Kingsford, Gary Manthey, and Don Andrews.

Absent: Karen Mack

Guests: Wayne Tracy, Bob Arnold (light in Garden Ridge), Joe Frank (discuss movies in park), Paula Davenport (5th wheel), Bob Schneidmiller (visiting), Bryan Dolan (Guest Comments), Don McCabe, Anne McCabe, Barbara Tracey, J. Andrews, Robert Marshall,

Approval of Minutes:

Jon was unable to get the May minutes off of his wife's hard drive.

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

Guest Comments:

Question about rental properties on 12 & 1300 block of Eagle Rd. Properties are in disrepair due to properties becoming rentals. Lawns are dead, clover in lawns, etc. 10 rentals on his block. Another neighbor moving and property becoming rental. Rental owners are not keeping properties up. Wants to know if this is common problem and what has or can be done about it. Colette states that HOA has no control over who buys properties. We do send letters out and can assess fines due to CCRs violations. Guest sent email to Hollye and the next day crews were working on issue. Dennis stated that all property renters and owners are held to same CCRs and that they are enforced via notices, fines, liens, and sending in contractors to do the work and bill owner.

Wayne Tracy asked how many mechanic liens have been levied. Dennis has stated that we have not needed this enforcement mechanism to date. We have levied liens for other issues but not due to mechanics.

Old Business

Parks update:

Sue – Little Bear – No problems

Gary & Bruce – Five Fingers – City was working on sprinkler systems, all is fine.

Scott & Jon – Pumphouse – same issue exists with pee gravel. Park is fine but pee gravel needs swept.

Budget Review Credit:

We received the credit for the alley way snow plowing in the Rocky Hill area. Dennis stated that budget appears to all be in order. Taxes are way over from budget but tracks last years budget. Budget is tracking well to plan. Dennis has a couple of budget issue to discuss with Hollye at RPM.

Bids for swale maintenance :

Dennis took pictures of swales that require maintenance. This information was presented to Rockwood Property Management with a request for bids. This is carryover from the April

meeting. Colette asked for bids. Spokane Boys provided bids for large swale on Molter and Mission for \$2200 with work including install of 15 dry wells and haul away excess materials. They included a similar bid for Wright and Desmet / Wright and Sharp for \$750.

Tree replacements:

Tree along Mission needs to be replaced, this is a carryover from May meeting. Tree has been replaced. Another tree along mission needs replaced. Jon made motion to replace tree. Scott Kingsford seconded. Motion approved by all members.

Land donation:

In May Mr. Kirby recommended that the HOA owned land behind his house be donated to the city for the arboretum. This is a sliver of land. Doug Smith with City has approved accepting the donation per Rockwood Property Management.

Spraying Gary Hill:

We requested that Rockwood Property Management arrange to have Gary Hill sprayed to reduce noxious weeds in May. RPM confirmed that the hill has been done but didn't take. Wayne Tracy has stated that this information is incorrect. He spoke with company spraying hill and they stated that it has never approved. Wayne stated Greenleaf manager stated it hasn't been approved. Colette spoke with RPM (Tom) and confirmed that it hadn't been done. Received email this week July 14 that it has been done. Hollye has stated that respraying will be done at no charge. Colette agreed to follow-up with RPM.

Wayne is requesting financial restitution for spraying of weeds for a value of \$582 along Gary Hill. He was promised last year that this issue would be resolved this spring. A letter from Wayne was provided to Colette at the meeting stating his concerns and request. He lives in area where lawn is maintained but the lawn care company doesn't spray the Gary Hill area. Colette informed him that we are trying to get the hill sprayed through RPM. Wayne doesn't believe the board is negligent. Wayne believes there isn't a good tracking mechanism for issue resolution. He would like to see issues tracked and resolutions posted so that folks can see resolution through some method say an excel list posted online or something like this.

Brought up issue regarding neighbor not getting returned call about her koi fish being stolen. Dennis stated that this is not an HOA problem.

Wayne requested weeds be knocked down to reduce fire hazard.

Colette will check tomorrow if Hill has been sprayed and Colette will return message to Wayne tomorrow validating if Gary Hill has been sprayed.

Fence letters:

Letters need to be sent to homeowners along Boone to repair/maintain their fences. Carryover from May Meeting. This is between Molter and Boone. Letters will come to board first for approval before it goes out.

New Business

904 Mitchel ct:

Don asked status of house 904 Mitchel Ct and disrepair on this house. Scott is talking with owner about issue. Nothing is happening. Colette will request RPM submit letter.

5th Wheel Trailer:

A homeowner in the Rocky Hill area submitted a request to Rockwood Property Management (the architecture review committee) and requested approval to pour a cement slab on the side of his house for the use of parking his 5th wheel behind his fence on the cement slab. Trailer is over 12 feet tall. This request was approved by ARC.

Board is aware of issue.

Paula Davenport read letter to board. Colette has letter that Paula read. She is a resident on this street. Letter expresses area homeowners concerns over this CCR issue. Owners have lived in other areas with covenants that rules were not enforced and that allowance of parking the 5th wheel is going to result in other rules being adjusted until rules in general begin to break down.

Dennis stated he was one of 3 board members attending the hearing about approval of the 5th wheel. Documentation sent to ARC commit was reviewed and discussed. Approval or denial of the trailer is a difficult decision since the home owner followed all procedures to the letter of the law and that approval was really a mistake. Since there is so much internal compliance inside of our association, he feels that the CCR's should be enforced and ARC remove concrete if owner requests removal. Board members Scott, Don, and Bruce resounded agreement.

Colette stated that ARC is reviewing their procedures and working on new format to add note that ARC approval may violate HOA CCR's and that owner should also seek HOA approval. Greenstone has agreed to do whatever they need to do to make this right with the McCabes.

Homeowners are surprised that the HOA and ARC do not communicate more closely. Board stated that there are few conflicts like this one. Association has only been self managed for the last 3 years. Greenstone has all ARC authority.

Mr. McCabe spoke referencing his book he received that he send email to HOA. He sent email to HOA and there was a break down in email thread. Received verbal approval from Tom Campbell numerous times. He has spent over \$30,000 on the design of his back yard and doesn't have that kind of money to re-design his yard. Email was never forwarded on from RPM to HOA.

Mr. McCabe talked to Tom Campbell and asked if there was a problem about a trailer being parked there. Tom stated that we have trailers in other areas. Mr. McCabe is very frustrated.

Dennis makes a motion that the 5th wheel not be allowed and that homeowner seek restitution through ARC. Bruce seconded the motion.

Discussion followed motion:

Dennis recommend denial of trailer and that homeowner contact ARC for restitution. Then homeowner can come back to board with ARC's response and follow up accordingly.

Motion passed with approval from all board members. HOA board will help with any issues regarding restitution through Greenstone.

Garden Ridge Light:

Homeowner has spoken with Dennis requesting a light be put in at the entrance of Garden Ridge and Country Vista rd.

Bob Arnold (homeowner) is requesting light for visibility at this location. Avista is proposing \$2200 light in middle of island or \$3600 for arm over light. \$12 a month operation expense. Azteca as suggested a \$4,240 for two lights or LED style solar light \$1,240 (battery life expected to be 3 years). See information provided to Colette.

Bruce will go to city to discuss the request for additional lighting in this area to see if they will install lighting to address this issue.

Missing Tree:

Karen has a missing tree in front of her home which is an architectural issue. Hollye at RPM is pursuing installation as ARC issue and RPM through ARC will address this issue with the home owner.

Concert in the Parks:

Bob Schneidmiller and Joe Frank to discuss FOPP (friends of pavilion park). Hosting 5 concerts in the parks. 1st concert is next Wednesday at 6:00 pm. They would like our support. Concerts will be at Little Bears, 5 Fingers, etc. Requesting board to contact RPM to make sure sprinklers don't turn on. Colette to follow-up with RPM regarding schedule.

Bob Schneidmiller stated that FOPP is always available to host events for community.

Decorative vines & fences:

Colette stated that Tom went through area and cut vines sticking through fences with the exception of decorative vines. Colette asked if BOD agrees with this decision. Sue feels that even decorative vines do considerable damage to fences. Don thinks that allowing decorative vines opens the door for what is considered a decorative vine. Scott like the looks of decorative vines. Dennis feels all vines should be approved. Colette is requesting consensus with the board that decorative vines and hanging tree branches touching fence should be removed. Board member agreed that all decorative vines, hanging branches and other foliage touching fences be removed.

Common area fence painting:

Colette wanted the following motion documented in minutes. Motion made by email regarding fence painting along common areas. Karen made motion that the HOA paint and perform minor maintenance only on fences that were originally installed by Greenstone adjacent to HOA common areas and that were not personally erected by the homeowner. This motion was seconded by Dennis. Dennis, Jon Scott, Karen, Colette and Gary all voted yes.

Country Vista fence painting bid:

Colette obtained a bid from Rockwood Property Management for the painting of fencing along Country Vista from 5 fingers park to Molter. Only fences installed by Greenstone will be painted (no private fences). Colette presented this bid. 1st bid is from Shanks Painting \$3,532.25. ACI Coating for \$8,678.01. ACI replacing a few posts and boards, deducting these add ons still results in \$7,000. Bids are very comparable according to Colette. Dennis stated Shank has been doing it in the past and probably understands the actual bid cost. Dennis made a motion to accept Shanks proposal. Sue seconded motion.

Discussion followed motion:

Bruce requested clarification that fence repairs would occur before painting. Answer is yes that repairs will be made first.

Motion to approve Shanks bid of \$3,532.25 was approved by all members.

Further discussion ensued regarding Shank's proposed wood boards needing replacement. Gary expects that once the fence is pressure washed there will be more boards. Shanks has 12 in bid, Gary thinks 62 is closer. When Gary spoke to Shanks about discrepancy. Shanks stated that he could find 200 if he looked closely. Board replacement is homeowners responsibility. Hollye recommends notice to homeowners that activity of fence repairs will occur. Homeowner will need to respond that they will complete work or we will do work and bill homeowner. Board agrees with Hollye's recommended approach. Colette will give RPM go ahead.

Rockwood meeting with Hollye:

Colette discussed the meeting she, Bruce and Don had with Rockwood Property Management specifically regarding the letter Carlette sent out. Hollye apologized for the letter sent out by Carlette stating that it was unprofessional and that she has concerns about how our account has been handled in the past. Hollye is strictly handling our account for next 30 days and will hire someone new to handle our account. Hollye suggested new person will spend 3 days a week with our account and maybe one other HOA. Colette thanked the board for their support for her as President and for other 2 members who attended the meeting with Colette and RPM.

Updating email contact information:

List passed around.

August Meeting:

Colette and Dennis recommend that we keep the August meeting. Don made motion to not skip August meeting. Seconded Bruce. Scott opposed motion. All other members approved motion.

Presidents Approval Limit:

Colette recommends that the President's approval limit be raised from \$250 to \$500 so that boards approval isn't required so often. Scott made motion to raise presidents amount without going to the board. Seconded by Jon. Motion approved by all board members.

Motion to adjourn at 9:10 pm.

Respectfully submitted by Jon Seubert