

**MeadowWood HOA Minutes**  
**August 20, 2008**  
**7:00 pm**  
**Location: Liberty Lake City Hall**

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

**Attendees:**

Gary Manthey, Sue Schneidmiller, Dennis Scott, Karen Mack, Colette Seubert, Bruce Bell, Don Andrews.

**Absent:** Jon Swatzell, Scott Kingsford

**Guests:** Hollye & Tom of RPM, Sabrina Campbell

**Approval of Minutes:**

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

**Guest Comments:**

Complaint about trees on Settler (swales at Kelsey court), overhanging sidewalk at individual height. Also covering stop sign. South end of trail head and Liberty Lake road.

Street lights covered by trees also at Kelsey court.

**Old Business**

**Budget Review:**

Questions about legal (probably from 2 months ago discussion with attorney). Landscaping labor and maintenance questions asked to Hollye of RPM. Expect Ridge electrical bump in August and Greyhawk water bump coming in August based on last years expenditures. Mowing in line but bump likely coming for gas price increases. RPM currently holding lawn services in check based on contract arrangements.

**Parks update:**

Sue – Little Bear – No problems.

Gary & Bruce – Five Fingers – No problems.

Scott & Jon – Pumphouse – No problems.

**Fence Repair & maintenance along Country Vista:**

Homeowners have received two letters regarding fence repair and maintenance. Letter notified homeowners that they could repair dilapidated boards themselves or leave them for the contractor to repair. Contractor repaired fencing will be billed back to individual homeowners.

**Garden Ridge Light:**

Ray Wilson (homeowner) determined area is HOA property. Cost range from \$2200 to \$4200. Dennis and Bruce determined there is also a cross walk here. The city hasn't responded to Bruce's requests to install a light at this location. Bruce randomly asked Garden Ridge people if they want to pay for the light at \$4200, all responded with no. Bruce will continue pursuing issue with City. He will send request to Doug Smith and Wendy and RPM will discuss with City.

**Swale maintenance:**

Dennis has nothing to report at this time. Only received bids on 2 swales but not on approximately half dozen that he took photos of. He will continue to investigate.

**Tree replacements:**

ARC is working on getting tree replaced.

**Land donation:**

RPM is working aggressively to get this done. City is going to accept the land, just waiting for paperwork.

**New Business****Sabrina Campbell- 1221 Fairway:**

Discuss fines of \$500 for parking work trailer in driveway from July 9<sup>th</sup> through August 8<sup>th</sup>.

Courtesy letter sent 7-11-08

Gone for 7-17<sup>th</sup> thru 22<sup>nd</sup>

Final Courtesy letter sent 7-23

1<sup>st</sup> Fine letter sent 7-28

2<sup>nd</sup> Fine letter sent 8-1

3<sup>rd</sup> Fine letter sent 8-5

Sabrina stated that she wasn't aware of issues with parking the vehicle. She left town on 7-15 thru end of July. When she gets back in town and gets the letters. The letters don't have address or phone number that was working. On Monday she went into RPM to discuss with them. The vehicle was parked there for maintenance that her father was doing on the house. Homeowner claims she never received letter on 7-11. Upon returning home opened other subsequent letters.

Dennis made a motion to waive fine with condition that if another violation occurs then these fine will be re-instated (\$850), indefinite. Seconded by Sue. Motion approved by all present members except Colette and Don. Motion passed.

**Discuss hearing held on August 13<sup>th</sup> :**

- 1311 Stevenson

Letter sent in by homeowner. Homeowner had boat parked at his house since first part of July. Since he is using it every 48 hours thus moving it, then he states that he is in compliance. Habitual parking was explained to him. His fine is at \$850. He moved boat 3 days before hearing and now understands he can't leave boat at his house.

Tom discussed violation with homeowner and had numerous conversations with him. Colette feels a partial fine is appropriate since owner was skating the rules.

Gary made a motion to waive fine with condition that if another violation occurs then these fines will be re-instated (\$850), indefinite. Seconded by Dennis. Approved by all present members except Don and Colette. Motion passed.

- 1211 Fairway

Letter sent in by homeowner. Homeowner had trailer parked at his house. He is having problems with sprinkler system and still has a leak causing him problems. Letters from 7-11 to 8-3. He travels a lot and pictures show his yard is all dug up.

Dennis made a motion to waive fine since he was working on yard. Seconded by Sue. Approved by all present board members except Don. Motion passed.

**Spoke with Attorney regarding fine procedure:**

Attorney states that fines should continue to accrue while homeowner is waiting for a hearing.

**Letter from homeowner Wayne Tracy:**

We received this letter at the last meeting regarding reimbursement for weed spraying in his yard in the amount of \$582.71.

Dennis made a motion to deny his claim, Gary seconded motion. Motion approved by all present board members. Motion passed.

**Hollye with Rockwood Property Management:**

Hollye is working to get a form completed that will pass ARC rulings to HOA for recommendations. Hollye said Jim agreed that they wouldn't approve any issues that the HOA feels should not be approved.

RPM has purchased a video camera that is on RPM truck that TOM can use for inspections. Hopes to implement by 1<sup>st</sup> of September.

Hollye feels that they can remove the 150 hours in the stipulation of the agreement. We should just negotiate openly about time management with a trust about abuse of excessive time issued.

Colette is very happy with Tom's write ups.

RPM states that they will be hiring a person to manage Meadowwood HOA that will work at least 2-3 days a week. This person will be in addition to Tom and does not include his time in the field.

RPM is revamping the form letters to improve readability and make them less threatening.

Board likes system output form that Tom puts into their management system. This will work fine for HOA information rather than duplicating information in another report.

**Landscaping of backyard/common area at 711 Gary:**

Pictures sent to board members through email except for Gary. Colette talked to Gary about it. Hollye stated that she spoke with attorney that a \$0.00 lease must be written up for development/maintenance, and agreed upon by homeowner so that he can't claim as his property at a later time. Questions came up as to why we want this as a common area.

Don moves we go with a lease agreement that Hollye mentioned. Seconded by Sue. Approved by all present members except Bruce and Gary. Motion passed.

**Terms of board members & advertise for openings next year:**

Colette thought some board terms were extended. Dennis thinks it was talked about but not acted on. Karen thinks that some terms were extended. Sue and Karen think it was this year when Colette was in office as president. Will table until Scott and Jon are present. Colette will research. Sue found notes. Scott Kingsford and Jon Swatzell are extended to 2010. Karen is leaving this year. RPM will draft an ad for the Splash.

**Crack Sealing:**

Hollye has 3 people give RPM bids. She is checking integrity of suppliers. Hollye will submit bids once process is finished. Hollye will get this done this year.

**Colette thanks Gary and Bruce for work on the fence along Country Vista:**

**Cancel Pre-meeting:**

Dennis stated that summer meetings shouldn't be cancelled and that board members who want to cancel meetings should re-think whether they want to be on the Board. No decision was made as to canceling pre-meetings.

Motion to adjourn at 9:20 pm.

Respectfully submitted by Jon Seubert