

MeadowWood HOA Minutes
September 17, 2008
7:00 pm
Location: Liberty Lake City Hall

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

Attendees: Gary Manthey, Dennis Scott, Sue Schneidmiller, Colette Seubert, and Don Andrews.

Absent: Jon Swatzell, Scott Kingsford, Karen Mack and Bruce Bell

Guests: Rick Graham (Landscape to discuss change out of sprinklers)

Approval of Minutes:

The August and May minutes have been approved by email.

Guest Comments:

Rick Graham introduced himself.

Old Business

Budget:

Dennis explained two credits that the HOA received for overcharges and a transfer of \$30,000 from savings to operating account. Balance of association is healthy and possibly consider reducing dues next year. Decision will be tabled until end of year budget review meeting in December.

Parks update:

Sue – Little Bear – No problems.

Gary & Bruce – Five Fingers – No problems.

Scott & Jon – Pumphouse – Colette noticed that kids keep going through bark at corner of park and that a landscape rock may solve this problem. Colette will look into cost.

Garden Ridge Light:

Hollye with RPM is arranging a meeting with the mayor as well as Bruce. Bruce and Hollye will both meet with mayor if Hollye is able to arrange this meeting.

Fence Repair & maintenance along Country Vista:

Cost of fence repair has gone out to homeowners. No complaints or money have been received at this point.

Swale maintenance:

Dennis plans to wait until next spring to see how the swales perform during the spring at snow runoff and during rainy season. Board members have noticed that grass is overgrown in swale entrances at many homes. It was suggested that the city should send notices to homeowners when maintenance is required. Issue will be tabled until springtime.

Tree replacements:

Tree in front on Karen's house will be replaced by ARC. Homeowner responded that they didn't think it was their responsibility. ARC is handling issue.

Land donation:

RPM is still working on this issue. Not sure what is delaying closure of this item.

Landscaping of backyard/common area at 711 Gary:

Waiting for agreement from Attorney before this can be finalized.

New Business**Rick Graham (Sprinkler Head Replacement):**

Gary attended a water conservation class earlier this spring and met Rick. Gary changed out his sprinkler heads at his house and this made an enormous difference. Gary changed out his sprinkler heads to MP rotator heads and has saved money. System uses a moisture sensor and varies water system accordingly.

Board doesn't know how many acres are in common area. Rick would like to see actual meter reading. Board will get this information. Rick is a wholesaler that sales to installers. The MP rotator improves the sprinkler head water distribution such that water is distributed evenly in the coverage area.

In October Rick's company is doing a water auditing class that future installers can take. Installer will learn about installation of sprinkler system during classes. As a guess Rick says that you start getting a return on investment at about 2 years. Gary thinks that water irrigation district will perform the water audit for us at no cost.

Board will get more information for Rick on watering characteristics. Amount of land watered, cubic feet of water, Gary will count nozzles, and etc.

Once HOA has additional watering information then Rick can provide folks to bid project.

Rick will get Gary a list of qualified water auditing professionals.

Homeowner fence that backs up against area on Malvern:

Hollye has worked with homeowner to get fence stained. Homeowner has completed staining of the fence. A 6 foot section of this fence is not stained that is the neighbors portion of the fence. This home is in foreclosure. Colette will ask Tom to stain this section of fence.

Homeowner fence across from Scott on Mitchell/Country Vista/Molter. Yard also in disrepair:

Scott is attempting to contact landlord. Colette is attempting to get Hollye involved in this issue. An initial letter apparently went out from RPM but no follow-up letter was sent. Gary made a motion to send out a letter to property owner that they have 30 days to make repairs or we will make repairs and bill them cost of repairs, Dennis requested amendment to motion to send letter certified with return acknowledgment from RPM. Motion seconded by Sue. Motion approved by all present members.

Crack Sealing in Garden Ridge:

Dennis got multiple quotes with Hersey's coming in the most competitive at \$0.55 per foot. Dennis made a motion to have RPM contact Hersey's to do the work. Seconded by Gary. Motion approved by all present members.

Review of Violation Letters:

Colette has preliminarily reviewed these letters with interest in making a few changes. Mostly clarifications about time line of violation and fine process. Colette distributed red lined document for board members to review while she discussed her concerns.

Numerous changes to the letters were discussed. The main change was to add a note to the initial violation letter stating that the property owner has 7 days from date of letter to request a formal hearing. Fines will continue to accrue.

Colette will submit relines to RPM.

Review of language about Boats and Trailers in Driveway / Including Street:

"or street" has been added to the accompanying summary of rules and regulations that will go out with violation letters. Also the language, "(See Rules & Regulations, section ____)" has been added to the summary of rules and regulations letter that will go out with violation letters.

Garden Ridge Car Parking Near Entrance:

Homeowners have been sent letters asking them no to park near entrance. Cars continue to park near the entrance blocking service access roads. RPM is going to contact the police and fire department and have them review this situation from an emergency vehicle access standpoint. "No parking" signs will be put up if warranted.

Motion to adjourn at 8:45 pm.

Respectfully submitted by Jon Seubert