

MeadowWood HOA Minutes
October 22, 2008
7:00 pm
Location: Liberty Lake Water and Sewer Building

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

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

Absent:

Guests:

Jean Kirby and Sally Dienow and Jason Wills – Here to discuss rentals in Garden Ridge
Katherine – Representative of Rockwood Property Management will handle our account

Approval of Minutes:

The September minutes were approved at the meeting with no changes.

Guest Comments:

Bushes are obscuring view at the intersection of Tanglewood and Eagle Bend. Bushes are on a rental property. Homeowner has previously been notified but this bush is still an issue. Another rental down the street also requires some maintenance. All three are on Tanglewood near Eagle Bend. Guests only know address for one of the houses (1138 Tanglewood). Other two are near this address. Katherine will determine who the homeowners are and have Tom check the properties.

Homeowners would also like to know why the grass isn't being cut by the mowers that is along their property line just as the property drops over the hillside. Katherine will follow-up with contracted mower.

Old Business

Parks update:

Sue – Little Bear – Rocks are everywhere. Sidewalk is covered with rocks on every inch every couple of weeks. Rocks go all the way from play area out to the 2 bears. Possibly will install sign if problem continues. Bruce and Dennis will note any activity they see happening.

Gary & Bruce – Five Fingers – No problems.

Scott & Jon – Pumphouse – Jon says rock is a problem at the park. The rock ends up all over the place. Jon and Scott will talk with vendors this winter to see about rock removal and bark installation costs. Colette would like a decision so that this item can be accounted for in next years budget. Discussion ensued about who pay for this project. Should it come out of the HOA budget or from local homeowners. Members in favor of paying to have pea gravel removed and bark installed from a position that this is an important improvement to the community. Bruce Bell made a motion that we put \$4000 in the budget for 2009, seconded by Jon Swatzel. Members will investigate getting volunteers to help in project and pricing. Don and Gary apposed, all other members approved. Motion passed.

New Business

Hearing held about Homeowner violating pet ownership regulations (Dog Complaint):

Homeowner has 2 dogs and their son is in a situation that he lives there as well with this 2 dogs. Dogs were breed and now there are a total of 5 or 6 dogs in the house. When daughter visits she brings dogs over. The neighbor has expressed concern over this violation. The decision during the hearing was to bring issue back to board once more information was available. Son plans to move out at some point. They will contact Rockwood when they have gotten homes for puppies. The homeowner hasn't contacted Rockwood in the past two weeks since the hearing. Board feels that the CC&R's should be enforced. Scott Kingsford feels we should give them until mid November for compliance. If out of compliance on the 15th then all fines accrued from now until the 15th would apply. Don made a motion that they have two weeks to resolve the issue. If they fail to resolve then fines will be enforced. Dennis seconded motion. Scott Kingsford apposed, all other members approved motion. Motion approved.

Review 2009 Budget:

Grayhawk: Everything looks fine except for water bill. 2009 budget will be proposed with last years water bill expense.

Town homes: Greenstone proposed 2009 budget. The Greenstone proposed 2009 budget numbers will be presented as is and then adjusted if necessary next year. Currently 8 units occupied with 20 builders in various stages

Garden Ridge: Water and Electrical appear low, will keep prior years usage levels in 2009 budget. Saved about \$1000 on street crack sealing by using contractor found by RPM.

Meadowwood: 2008 budget and actuals match up very well at this time. Dennis discussed a few minor deviation such as legal, landscaping, management and etc. In 2009 we will pick up management fees of town homes. Colette questioned \$500 fee in website redesign. Scott Kingsford will investigate with RPM and bring back RPM request for approval or denial of RPM request. A small amount of money is set aside for special projects such as pea gravel removal, swale maintenance, etc.

Dennis noted that the association has managed the HOA budgets very well since inception of the board. Dennis recommends dues stay the same in 2009.

Lack of Board Member Participation:

Dennis is concerned about board participation and amount of work that has fallen on president and leadership rolls. If members are not ready to step into officer rolls then what will happen when current officers leave? Board members noted concern.

How many meeting can be missed by a board member each year:

Colette found prior meeting minutes that 3 unexcused absences results in dismissal from the board.

Pumphouse Park Renovation (Jon) – Change Pea Gravel to Bark:

Already discussed above under parks section of old business.

904 Mitchell Ct – House Painting and Fence Staining:

Homeowner is not responding. Scott Kingsford has heard that he is still in Japan and has not been re-stationed. Homeowner was answering emails but is no longer responding to emails now that we are putting pressure on him to get something done. Rockwood bid for painting came in at \$2500. Members feel multiple quotes should be acquired if we decide to do work. CC&R's give right to do work, foreclosure, or levy fines. With housing market such as it is, the house may be worth less then the mortgage owed. Motion made by Dennis to follow the fining process until

owner has contacted us that he has contracted with someone to have the work done, seconded by Scott. \$250 fine on 1st of November, and subsequent fines on 1st and 15th of each month after that. Gary had to leave early, all other members approved motion. Motion passed.

Have Homeowners Paid Their Bills for Their Fence Repair on Country Vista:

Some bills have been paid – no disputes as of this meeting time.

Katherine has some subjects to discuss with the board:

Some possible inconsistencies that she would like to discuss. She presented copied information.

1st – Return check fee is different in CC&R's and Rules and Regs. \$25 vs \$40.

2nd – Transfer fee, \$25 vs \$100.

These issues are being looked into and will be discussed at next meeting.

Management Contract Revisions – No more time limits, Extra Hourly Rates Charges or Restrictions on Inspection Time:

RPM has revised 2009 management contract to reflect no restrictions on code enforcement and to remove additional hourly charges.

Meeting with Mayor Regarding Street Light, Water at Rocky Hill Park, Land Donation:

Colette set up a meeting with the mayor and city planner to discuss the following issues:

Colette spoke with Wendy Van Orman, Andrew Staples, Doug Smith, Katherine and Tom. City will look into streetlight install and will provide an answer in two weeks.

City tapped into our metered water to water rocky hill. Valve to Rocky Hill is currently shut off and locked. City is considering taking over the strip of land next to the park and then metering off that line as a solution to the metering issue.

Land donation with Mr. Kirby. Doug said no one wants to take it on. Doug smith says that it is difficult to divide up because it is not all one big parcel. A lot line adjustment is to much work.

Friends of Pavilion Park – Sue would like to discuss the Holiday Ball:

Sue and her husband are on the committee this year. Sue would like to thank the Friends of Pavilion park since they handled all of the music in the park. Sue made a motion that we put a half page ad into the holiday ball program at a value of \$175 thanking them for summer events, seconded by Don. Approved by all members except Gary who had to leave early. Motion passed.

Status of Ad for end of year meeting, board members, etc.:

Bruce is actively working on the ads for the splash with regards to the end of year meeting and the return of homeowners proxy ballots.

There is some confusion at Splash about how many adds we get each year for free. We should get 8 free since we reduced our ad size from original form.

Motion to adjourn at 9:20 pm.

Respectfully submitted by Jon Seubert