

MEADOWWOOD HOA Minutes
October 21, 2009 at 7:00 pm
Location: Liberty Lake City Hall

Colette called the meeting to order at 7:04 pm.

Attendees: Colette Seubert, Karl Patchin, John Mellick, Jesse Starr, Scott Kingsford, Sue Schneidmiller Gary Manthey, Bruce Bell

Eric Busch, Jon Seubert, Sue McVicars, Bob McVicars,

Absent: Don Andrews

Approval of Minutes:

September minutes were distributed and approved by email.

Budget Review:

Karl noticed that the grounds contracts and water bills are excessively high for Rocky Hill. Board concluded that last years estimates were low since there was no prior history with Rocky Hill since it was still in development.

Garden Ridge grounds contract is low, should consider cost when we put this out for bid. McVicars' confirmed that some of these anomalies are due to shifts in billing cycle.

Karl and Eric will meet to discuss 2010 proposed budget.

Four homeowners are being turned into the attorney for dues collection. All four have liens, they are in their home, they have not contacted McVicars for resolution and have not responded to notices from McVicars.

Introduction of Homeowners and Guests

Cris Kaminskas – Running for position #2 on Liberty Lake City Council.

Jennifer Ophardt – Interested in open board position and concerned about aphid problem.

Greg Zemp – Homeowner attending meeting.

Guest and Homeowner Comments – limited to 3 minutes

Jennifer Ophardt - Ash aphids are prevalent due to large number of ash trees in this area, base of trees will be black from aphids. Putting solution around base of tree will kill aphids according to the information that Jennifer provided. Jennifer feels like dues are not going to anything in her neighborhood. Board has asked Jennifer to gather some information regarding the cost of resolving this issue. Jennifer will email WSU website data to the HOA website. McVicars pointed out that it would be nearly impossible to address this problem since the HOA can not spray any trees on private property without consent from individual homeowners. Board agreed with McVicars, but will put the question to our arborist and will forward that response to Jennifer.

Old Business

Parks update:

Sue– Little Bear – No problems to report.

Gary & Bruce – Five Fingers – No problems to report.

Scott – Pumphouse Park – No problems to report. Qwest is doing some work at the park.

Invoices from Rockwood to homeowners regarding fence repair last October:

Greenstone/Rockwood has been contacted about invoices from fence repair October 2008 – waiting for Greenstone to reimburse us for the two homes in the amount of approximately \$700. Greenstone's Kelly Lukes and Jim Frank have not answered any of Colette's emails or phone messages. Greg Zemp did not get a letter last year from Rockwood. Greg said Rockwood responded that if you didn't get a letter that they would forgive the fee to repair the fence. Greg can't see the repairs that were done. Greg doesn't typically feel comfortable to pay when he can't confirm that the said work was actually performed however, he will make the payment on good faith.

905 Homestead is the other home. He also did not receive a letter. According to the homeowner, he had a conversation with Rockwood

and they formed an agreement that Rockwood would pay for labor and he was to pay for materials. Colette feels that this issue will be difficult to ever resolve since Greenstone will not communicate with her, but will actively pursue.

McVicars will invoice Greenstone.

Open Board Position:

Jennifer Ophardt is interested in an open board position this fall. Individuals interested in running for a position should send in information to McVicars (Management Company). McVicars will then put their names on the ballots that go out. Ballots will go out November 1st. Votes will be tallied during November meeting.

New Business

Cris Kaminskis:

Running for position #2 on the Liberty Lake City Council. Would like your vote. Has lived in Liberty Lake for 3 years. Works in the contract manufacturing industry and manages accounts that generate 25 million dollars a year in revenue. Goals for Liberty Lake are for a balance community where residents and businesses can thrive together. With emphasis on family. Recognizes budget challenges for Liberty Lake and spending tax payers dollars wisely. Would like to introduce things that can bring dollars into our community through events and other community activities.

Habitual Violators:

Gary would like the board to consider treating habitual violators more harshly. Gary proposes that we no longer send a notice of fine letter but that we proceed immediately with a fine for habitual offenders. Gary proposes that habitual offenders are working the system by perpetuating the violation, then correcting issue, then re-violating, etc. This situation continues without fine since the notice of pending fine letter allows them a window to continue breaking the rules. Language in Rules and Regulations allows board to bypass courtesy letter on repeat offenders. McVicars will proceed with bypassing courtesy letter on repeat offenders. Information will go out in winter newsletter

and McVicars will send out a letter at start of 2010 season to habitual offenders. Scott Kingsford requested that McVicars talk with the HOA attorney regarding proposed procedure change to make sure that we can legally bypass the notice of fine letter.

Letter to Greenstone regarding participation in the ARC:

Drew from Greenstone responded that they would be willing to appoint two additional members to the ARC. He expressed that reviews must be timely for homeowners and flexible. Bob read the ARC and Rules & Regulations language for board's interpretation. Language in ARC section 4.1 states that if homeowner is not responded to by ARC within 45 days then request is approved.

Scott made a motion that the board appoint two people and one alternate to represent the board on the ARC. Gary made a second to the motion. Motion approved by all members present.

John Mellick, Scott Kingsford, and Jesse Starr will represent the board on the ARC.

Parking of RV and boats in alley in Rocky Hill:

McVicars questioned the board if the alley homes are allowed to park boats, etc in their driveways along the alley. Discussion ensued as to whether homeowners with driveways in the back of their homes are allowed to park RVs, boats, etc. The driveway is private property but, it isn't in an enclosed area. Driveways are visible from side streets. McVicars pointed out the ARC's language on this issue. It is very clear that recreational vehicles must be in a fully enclosed area. ARC rules are very clear and will be followed. Board agrees that standard rules will apply to all homeowners including homeowners with alleys.

Snow plowing bids:

McVicars provided 3 bids for snow removal from All Pro, C&C Yard Care and Lilac Landscaping. They have experience with All Pro and C&C Yard Care on rental properties and have been very happy with them.

Bruce made a motion that we use C&C. Gary made a second to the motion. Motioned passed with approval from all members present.

Lack of Trees in Rocky Hill:

Greenstone has told Eric that these trees on order.

Holiday Ball - Sue:

Sue would like to remind everyone that the ball is the 5th of December. Sue would like the board to approve a \$100 ad that thanks the Friends of Pavilion Park. Bruce made a motion that we approve the ad. Karl made a second to the motion. Motion approved by all members present.

Annual Meeting:

McVicars will send out a notice of meeting and return envelopes for proxy votes. Board need 300+ votes for 30% quorum for general association only. Quorum not needed for each subassociation.

McVicars made a suggestion that we add a note to the proxy ballots that all returned ballots will be entered into raffle. McVicars suggest these be local retailers. Three \$50 local gift certificates will be raffled off.

Hearing:

Homeowner along Mission requested a hearing stating that he didn't feel he was responsible for the cost of the fence repairs and that it is part of the common area and should be maintained by the HOA. It was explained in the hearing that the fence is not common area and that the fence is on the property line. The fence was included with the purchase of the home and is the homeowner's responsibility to maintain. The HOA only paints the fence for aesthetic purposes. The board agreed that the homeowner is responsible for the fence repairs. McVicars will send a letter to the homeowner stating our decision.

Meeting adjourned at 9:30 pm.

Respectfully submitted by Jon Seubert