

MeadowWood HOA Minutes
April 15, 2009 at 7:00 pm
Location: Liberty Lake City Hall

Colette called the meeting to order at 7:02 pm.

Attendees: John Mellick, Gary Manthey, Sue Schneidmiller, Colette Seubert, Scott Kingsford, Bruce Bell, and Don Andrews

Sue McVicars, Bob McVicars, Gary Myhro

Absent: Jon Swatzell, Dennis Scott

Guests: Chandler Wright – to discuss Pumphouse Park project

Approval of Minutes:

The March minutes were approved via email with no changes.

Guest Comments:

Budget Review:

McVicar's presented monthly budget cash flow statements by association area. Statements will be provided at each monthly meeting. Budget reflects transfer of monies from RPM. Board likes statements A total of \$120,399 was transferred from RPM to McVicars.

Year to Date Gross Revenue - \$11,862
Year to Date Oper Expense - \$5,046
Ending Cash Balance - \$126,520

Old Business

Parks update:

Sue – Little Bear – Nothing to report.

Gary & Bruce – Five Fingers – Nothing to report.

Scott & Jon – Pumphouse Park – Chandler has taken measurements at pumphouse park. Requires 22 cubic yards of sand and 66 yards of playground safe bark material at a cost of \$3296.70. The park pea gravel area is more circular with measurements taken in as rectangular shape. Gravel will be donated to Mike Taylor or community. Rental of trailer for

materials movement will be included in quote as well. Looking at doing this during the week of April 25th. Board discussed logistics of project. Scott will get multiple quotes and will send out the lowest two quotes to the group.

Sprinkler Maintenance Contract:

Tom will become an employee of Dan Mattison and will work under them. This will eliminate the travel time cost on the previous estimate from Dan Mattison. Tom will work directly with Gary on issues. Gary discussed 3 other bids and their quotes that McVicar's has received. Gary mentioned Mattison is already doing work in the area and Tom will be locally available. Gary recommends Dan Mattison be a point of contact for all landscaping issues. Scott made a motion that we expand the Dan Mattison contract to include sprinkler maintenance. Seconded by John Mellick. Motion approved by all members present. Motion passed.

“No Parking” signs in Garden Ridge:

Signs have been installed in locations chosen during March meeting.

Sledding signs on Gary Hill:

The following note pulled from email (gary@McVicars):

I have done a bit of research re: how to best protect the Association from liability for "sledding" accidents. The answer is simple...there is no complete remedy. However, after talking with our Attorney, and also the agent for your insurance carrier, the prudent thing to do is make others aware of the HOA's concern to bring the problem into focus. First, I suggest signs posted at the top and bottom of the hill, with the proper language to stop the sledding. Second, you may wish to consider some type of barrier near the top of the hill. In the unlikely event of someone having an injury from using the hill, at least MDW will be in a much better position for litigation. Your insurance liability coverage is the same as if there was an accident or injury anywhere on the property. \$1 million, with no umbrella. Wording for a sign could include a DANGER notice as to the unsafe condition of the hill, and that any trespassing, including sledding, mountain biking, etc. is strictly prohibited. The length of the hill, behind the houses, is approx. 1500 feet. This is not going down the hill, but end to end. A fence or row of mulberry bushes could be considered along the top. Irrigation would have to be considered.

Board discussed options and liability.

Bruce made a motion that we allow McVicar's to place 2 signs at the bottom of Gary Hill with language to be decided by McVicar's. Seconded by Scott. Motion approved by all members present except Bruce. Motion passed.

New Business

Fence Painting:

Gary Manthey would like us to get started much early this year. Bruce and Gary Manthey will review state of wooden fences and maintenance required. Gary Myhro will walk the fences with Bruce and Gary Manthey.

Same policy will apply this year where common area fences will be walked to determine fencing that requires repair. Homeowners will be given opportunity to fix fence themselves by a certain date (TBD). The HOA will fix fences not repaired by homeowner and homeowner will be billed for cost of repair performed by HOA. HOA will then obtain bids to paint the common area sections of fence that are in need of painting.

Sue raised awareness that mowing services are damaging the base of fence posts. Situation will be monitored.

Rocky Hill Common Area Easement:

Jim notified HOA that an error was made with the placement of the bike path at the cottages in Rocky Hill. The bike path is currently in the possession of the future owners of the cottages. Jim is recommending that the HOA accept an easement for this property so that this path can be kept open for everyone's use.

Discussed watering controls, mowing, etc. Bob requested building permit information from Greenstone. Builder is required to pay dues 120 days after building permits are issued.

John Mellick made a motion that we accept the easement in front of the cottages in Rocky Hill. Seconded by Sue. Motion approved by all members present. Motion passed.

Meeting with Jon Swatzell regarding Absences:

Colette and Sue met with Jon to discuss if he really wanted to remain on the board. Jon would like to remain on the board. Jon's work has been very demanding. He could possibly video conference into the meeting. He has attended 25%-30% of the meetings in the last year.

HOA rules state that unexcused absences are grounds for dismissal. Jon has been good about notifying the board when business or personal obligations require him to miss a meeting and does not fit grounds for dismissal.

Sue pointed out that Jon represents a demographic of the HOA that currently isn't represented by many members. He also represents the MeadowWood main association which the board lacks. It was also discussed that attendance at the board meetings is necessary since so many decisions are made at the meetings.

Discussion pursued for approx. 10-15 minutes with a recommendation that we see if Jon appears at the next meeting. Discussion was tabled until May.

Motion to adjourn at 9:00 pm.

Respectfully submitted by Jon Seubert