

MeadowWood HOA Minutes
May 20, 2009 at 7:00 pm
Location: Liberty Lake City Hall

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

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

Eric Busch, Sandy Fisher, Jon Seubert

Absent: Scott Kingsford and Dennis Scott,

Guests: Karl Patchin, Rob Arnold and Jackie Boardman

Approval of Minutes:

The April minutes were approved via email with no changes.

Guest Comments:

Karl Patchin – here to discuss issue with neighbor's yard. He is also interested in board position. Colette has seen home that Karl is discussing. Eric will review home at 1800 N Wolfe Penn. They moved into home on Feb 2008 and still have no front yard. Weeds are growing.

Bob Arnold & Jackie Boardman – Questions concerning new signs at Garden Ridge. Colette explained that signs were posted so that the entry way would stay clear for emergency response services. Homeowner would like some type of alternative to the signs since it takes away from aesthetics of the area. Colette stated that 5 members of Garden Ridge are on the board and all approved the sign installation. The homeowner that blocks the entrance has not complied with several requests not to block the entrance and therefore the board was left with no choice but to put up signs. The board is only thinking of the safety issue for fire trucks and ambulance access to the development.

Bob Arnold & Jackie Boardman – Between her house and row houses there is a short fence. Fence is free standing located between Eaglebend and Sawgrass. Fence heads toward Country Vista. Eric will verify that GardenRidge homeowners property extends all the way to the fence.

Budget Review:

McVicars and Associates presented April cash flow statement. Statement was reviewed and discussed by board members. It was requested that Dennis review this statement and comment at the next meeting.

Old Business

Parks update:

Sue – Little Bear – Nothing to report.

Gary & Bruce – Five Fingers – Nothing to report.

Scott – Pumphouse Park – Update from Colette which she heard from the Scout doing the project, the landscape company is having trouble getting the bark.

New Business

Resignation of Gary:

Gary with McVicars has resigned. The job was more work then he had wanted. Eric a longtime employee of McVicars is taking over for Gary.

Resignation of Jon:

Jon Swatzell has resigned from the board due to work load. He may run for a board position in the future when his work slows down.

Doggy Waste Bags and Repositories:

Jon Seubert has spoken with city regarding adding doggy disposal sites along Country Vista. City is willing to pay for equipment if HOA will install. Jon Seubert will follow up with Eric on example installation. Jon will contact Greenstone on possible install sites in underdevelopment areas along Country Vista. Jon Seubert will coordinate project.

Fence Painting :

3 bids were obtained for fence painting. Eric is making map of the fence painting schedule. Bruce made a motion that we accept bid from King of Colors based on price and 4 year warranty on material and labor. Motion seconded by Don. Motion approved by all members present except John and Gary. Motion passed.

Homeowners needing to repair fencing structural issues will be notified and allowed to repair fence themselves by a set date. If the fence repairs are not done by the set date, then repairs will be done by a contractor and the bill sent to the homeowner.

CC&R's assessment being paid by Greenstone on lots and un-sold homes:

Greenstone did pay the monthly assessment in the past out of courtesy since he was the developer. He has reverted back to the language of the contract which allows him as a developer of 3 lots or more to not have to pay assessments. He does agree that once the home is completed and ready for occupancy then he will begin paying assessments until property is sold.

Bi-Yearly Newsletter:

Sue will write newsletter. Items to include street parking, tree spraying, concerts in the park, fence painting, rules about boat parking, picking up after pets, maintain your home, real estate values are under pressure and dandelion and tree spraying.

Spraying of Fence Line:

Fence line along Molter to Malvern needs sprayed so that mowing service does not damage base of fence line. McVicars will follow-up with City.

Open Board Position:

Board position expires ending 2010. Karl Patchin is interested in the board position. Gary made a motion that we accept Karl Patchin onto the board position. Sue seconded the motion. Motion approved by all members present. Motion passed.

Meeting adjourned at 8:41 pm.

Respectfully submitted by Jon Seubert