

MEADOWWOOD HOA Minutes
August 19, 2009 at 7:00 pm
Location: Liberty Lake City Hall

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

Attendees: Sue Schneidmiller, Colette Seubert, Bruce Bell, Karl Patchin, Don Andrews and Scott Kingsford

Eric Busch, Jon Seubert, Bob McVicars, Sue McVicars

Absent: Gary Manthey, John Mellick

Approval of Minutes:

July minutes were distributed and approved by email.

Budget Review:

Karl has created a series of spreadsheets to provide budget variance reporting. Any concerns in budget items were investigated by Karl and McVicars.

Old Business

Parks update:

Sue– Little Bear – No problems to report.

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

Scott – Pumphouse Park – Park upgrade from pea gravel to chipped bark is complete at a total cost of \$4,831.38. Board will consider another pocket park project next year.

Fence Painting along Mission:

King of Colors is nearly complete with Mission fence painting. King of Colors took it upon themselves to paint the new posts along Country Vista at no cost.

Shanks sent a letter to McVicars stating that they have completed the fence warranty work. Eric and Bruce have noticed that the warranty

work isn't complete to their satisfaction. It looks very bad in a lot of spots. Eric has notified Shanks that the fence needs more touch up. Shanks has not been responsive to complete the work or to respond to Eric's phone calls and letters.

Wolfe Penn home – Yard Maintenance:

Hearing from last night; Homeowner can't afford to put in yard and may walk away from his house. He isn't willing to install yard at \$8000 if he may walk away from house. He requested that board suspend fines until next April. The board was not agreeable to that. The board wants a yard installed. The home was purchased in Feb. 2008.

Scott made a motion to suspend their fines if homeowner installs a front yard by September 1st that is compliant to Rules and Regulations and maintained in accordance with Rules and Regulations. Fines will be re-instated if yard is not installed by September 1st. Second by Don. Motion approved by all members present.

New Business

Open Board Position:

Homeowner in Rocky Hill has expressed interest but didn't show up tonight.

1220 Ormond – distressed yard:

Homeowner purchased abandoned property. Eric has notified new homeowner that there are Rules and Regulations that he must comply with. Homeowner has ignored notices thinking it was junk mail. Homeowner has begun to accrue fines. Eric finally made in-person contact with the homeowner. Homeowner was very understanding and apologized for throwing out the mail. Eric feels we should waive fees. Board agrees.

Delinquency Report from McVicars:

24 major violators:

- 2 have paid them off
- 8 people have made arrangements and are keeping their arrangements.
- 2 have arrangements but aren't keeping their arrangements.
- 7 have not contacted McVicars. Second lean filed on 6. One of the homeowners has finally contacted McVicars and are negotiating with them on cost and her bankruptcy status.

In March there was approx. \$60,000 in delinquent dues. We are now at approx. \$30,000.

McVicars will send a courtesy card to homeowners that haven't paid the July assessment. Homeowners are still submitting their payments to RPM, McVicars is picking up checks almost daily from RPM. Scott will work with McVicars about changes to website to highlight McVicars as management company and benefits associated with dues.

Website Stats:

Scott provided website stats that show the amount data downloaded from our website. Homeowners appear to be hitting our website.

Meeting adjourned at 8:41 pm.

Respectfully submitted by Jon Seubert