

MEADOWWOOD HOA Minutes
February 17, 2010 at 7:00 pm
Location: Liberty Lake City Hall

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

Attendees:

- **Board Members:** Colette Seubert, John Mellick, Kathy Oliver, Michael Walsh, Bruce Bell, and Scott Kingsford
- **McVicar's & Associates:** Bob McVicars, Sue McVicars, and Eric Busch
- **Other:** Jon Seubert
- **Absent:** Don Andrews, Jesse Starr, Karl Patchin

Approval of Minutes:

The January meeting minutes were reviewed and approved via email.

Introduction of Guests:

Tim Holman – Clearwater Summit Group Inc.

Budget Review:

Karl sent budget reports with complete accounting detail. The board is comfortable with the budget reports.

Old Business

Parks:

Little Bear – Bruce - Paint has been scraped off of top of one bear.
Five Fingers – John – Gravel is getting kicked out of park area.
Clearwater Summit will sweep area when they check the doggy bags for refill.
Pumphouse - Scott & Kathy- everything is fine.

ARC Update:

Reviewing some new fence installation. Everything looks good. They are seeing some sheds going up that do not meet guidelines.

Homeowners of these sheds did not go through the ARC. Colette asked what our enforcement will be on violations. John, Drew, and Jesse plan to meet later this month to discuss the enforcement situation. Bruce will place an ad in the Liberty Lake Splash that John will compose. Composed letter will be sent to board members for review. Bruce will get Ad placed in Liberty Lake Splash by the end of the month. Note will include next meeting time, trash can expectations, and to remind homeowners that they must obtain written permission from the ARC prior to building any structure on their property.

New Business

Letters from homeowners regarding parking of vehicles in driveways and streets:

A couple of homeowners have complained about vehicles being parked in driveways and on the street. The ARC rules state that parking must be in a garage or an area adequately screened from view. The CC&R's cover the parking of recreational vehicles but not parking of personal vehicles. Some board members feel that homeowners should not be allowed to park on the streets. Bob will look at plat map to determine if this is enforceable and respond at our March meeting.

Bob McVicar's spoke with our attorney about revising and enforcing all documents. Bob recommends removing personal vehicle parking out of the ARC rules due to parking is not an issue for the ARC as defined in the CC&R's. Bob also recommends adding language regarding rental properties to the Rules and Regulations.

McVicars will draft proposed changes to ARC Rules and our current Rules and Regulations within the next 60 days. John and Jesse will meet with Drew at Greenstone to discuss proposed changes with the ARC Rules.

Parking of RV's behind fences – received letter from homeowner:

Covered in CC&R's 8.13 and Rules and Regs 3.4. The board hasn't strictly enforced this requirement. CC&R's are the master governing document. Changes to Rules and Regs and ARC can only be more stringent than CC&R's.

The CC&R's state that parking of recreational vehicles and such shall not be allowed on any part of the property excepting only within the confines of an enclosed garage and no portion of the same may project beyond the enclosed area.

The Rules and Regs state parking of RVs and such are not allowed in the street, driveway or the front yard of a home for periods that exceed 48 hours.

The ARC rules state RV and such vehicles must be parked as to be concealed from view from roads or neighboring lots. The ARC rules are subject to change upon approval of the board.

Since the CC&R's do not allow for parking of RVs behind fences not completely concealed, the board feels further review of this matter is necessary.

Bruce made a motion that we carry this discussion over to the next meeting. Scott seconded the motion. Motion approved by all members present.

ACH payments through the website:

ACH accounts are set up to pull payments from people's accounts. Costs are \$120 per month for this service. Merchant accounts are \$16 per month for their services. We are not going to support ACH accounts or the Merchant Services. Homeowners can go through their personal bank for bill pay options.

Neighborhood watch program for Rocky Hill:

Homeowner has asked if there is a neighborhood watch (block watch) program. The homeowner has had some issues in the Rocky Hill area. The homeowner should contact the city policy for information about neighborhood watch programs.

Website Update:

Scott provided a website update. He recommends that the website be updated to cleanup the website. For example the HOA Agenda tab needs to be cleaned up. Scott thinks we should insert an FAQ

document as well. Board gave approval to spend \$150 on website changes.

HOA PC Update:

PC was purchased in January of 2006. No extended warranty is available. PC meets our current needs. No further action will be taken.

Scott made a motion that we purchase a projector for the use of the HOA at a price of \$600 or less. The motion was seconded by Bruce. Motion approved. Approved by 3 members. Motion rejected by John and Michael.

Meeting adjourned at 8:45 pm.

Respectfully submitted by Jon Seubert