

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

Colette called the meeting to order at 7:05 pm.

**Attendees:**

- **Board Members Present:** Colette Seubert, Kathy Oliver, Bruce Bell, Jesse Starr, Karl Patchin, and Scott Kingsford (late arrival at 7:40 pm)
- **McVicars:** Eric Busch & Bob McVicars
- **Absent:** John Mellick, Don Andrews, Michael Walsh
- **Other:** Jon Seubert

**Approval of Minutes:**

The February meeting minutes were reviewed and approved via email.

**Introduction of Guests:**

Tim Holman – Clearwater Summit Group Inc.  
Jean Kirby  
Jeff Jensen  
Kristin Keller  
Ryan Snider  
Ben Absire  
Kimberly Simon

**Budget Review:**

Budget information was reviewed during meeting. The HOA is in a good cash position. There are outstanding collections for MeadowWood and one for the Town homes in Rocky Hill. Bruce mentioned that we seem to have a large amount of money in savings. Colette explained that a large chunk of the money is expected to cover landscaping costs. Colette and Karl also explained that the Association is actually using money from our savings to balance the budget for this year, in order to eliminate a dues increase.

Rocky Hill has approximately \$43 in snow removal costs. The snow removal costs for the Rocky Hill alley homes are typically passed on to the Rocky Hill homes along those alleys. Jesse made a motion that we attach the snow removal costs to the homeowner's normal assessment. Karl requested the motion be amended to always bill it this way. Motion died. Bruce made a motion that we pay the \$43 dollar Rocky Hill alley way snow removal costs this year out of the main association fees. Motion died. Kathy made a motion that if the total amount of snow removal for alleys 1 and 3 in Rocky Hill is less than \$100, then the bill will be paid by the association out of the general fund. If the snow removal costs are \$100 or greater, then the cost will be billed as previously specified in a prior resolution. Second by Bruce. Motion approved by all members, except Jesse. Motion passed.

## **Old Business**

### **Parks:**

Little Bear – Bruce – Everything is fine.

Five Fingers – John – No update

Pumphouse - Scott & Kathy- Some bark scattered around. Everything is fine. Tim blew all three parks off last week. He noticed that the pathway at Pumphouse Park from sidewalk to basketball court is tracking material onto basketball court. Guest recommended poring cement across this opening to create a path. Colette also mentioned that she would like to see a better type of divider between the two playground areas. Tim mentioned that his company, Clearwater, would be willing to volunteer some time for a local community project. Colette informed Tim to get together with Scott and Kathy after the meeting to make some arrangements for improvements at Pumphouse Park.

### **ARC Update:**

Homeowner has submitted request for a greenhouse. Height is unknown at this time. ARC feels that this could become a sore eye over time and will not match homes architecture. ARC members are collecting additional information before ruling.

### **Parking of vehicles in driveways and streets:**

Covered in CC&R's 8.13. McVicars investigated HOA's ability to prohibit parking of automobiles on the streets. They reviewed plat maps, city ordinances, and other local policies. McVicars determined that the HOA doesn't have authority to restrict parking of personal automobiles on the streets.

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

Covered in CC&R's 8.13 and Rules and Regs 3.4. McVicars has reviewed the CC&R's and met with our attorney. Our attorney says that recreational vehicle parking on the premise in an uncovered area is strictly prohibited. The board members discussed the attorney's interpretation of the CC&R's at length and reviewed past policy. Guests present at that meeting voiced their personal opinions of RV parking in HOA. The board specifically noted that no waivers/permits for parking of RV's on homeowner's property have been given to anyone since the inception of the HOA.

Ben Absire and Ryan Snider expressed the following sentiment at this meeting. Both felt strongly that parking behind fences should be allowed and at least be an item that is reviewed on a case by case basis. One homeowner pointed out that the neighbor's camper in their backyard does not look bad and is only viewable by a couple of homes. If the residents that can see the camper don't care, then why would the association care. The board was asked how the CC&R's could be changed. Homeowners can submit a proposal for desired changes in the next year end ballot. Such a change would require a 2/3 majority vote of approval from the entire association. The CC&R's address the method by which a homeowner may propose a change to the CC&R's, during the annual meeting.

Tim Holman noted that he moved to Liberty Lake because of the strict RV guidelines and their enforcement.

The board's only option, due to the interpretation from the attorney, is to enforce the CC&R's. Parking of RV's, boats, etc. on any homeowner premises will not be allowed, unless it is completely screened from view (from the street).

**Revision of ARC Rules and Rules and Regulations**

Section 4.4 of the CC&R's states what the ARC can and cannot do and this should be the only item listed in the ARC rules and regulations. McVicars' is still working on this item. Drew, Jesse, and John will work directly with McVicars' to draft proposed changes to the ARC rules such that the ARC rules are consistent with the CC&R's.

## **New Business**

### **Friends of Pavilion Park (FOPP): discussed letter from Laura**

Laura would like the HOA to participate more in the pocket park concerts to improve attendance. The board has never supported financial donations to various local activities. The board upheld its position and determined that they will not use HOA funds to promote pocket park events. They did express a standing commitment to volunteer their time.

### **Drop Box in City Hall:**

Karl pointed out that the drop box increases the HOA's liability. If a homeowner drops a check off at the drop box and box is stolen, then the HOA could be held liable for fraudulent activity. Karl also pointed out that the drop box would require extra effort as it would need to be checked often so that payments do not sit in the drop box for long periods of time. It would also have to be checked at each month end as determination of interest and penalties needs to be accurately determined. Board members decided that a drop box will not be placed at city hall.

Meeting adjourned at 8:52 pm.  
Respectfully submitted by Jon Seubert