

MEADOWWOOD HOA MINUTES
June 16, 2010 at 7:00 pm
Location: Liberty Lake City Hall

Colette called the meeting to order at 7:08pm.

Attendees:

- **Board Members Present:** Colette Seubert, Jesse Starr, John Mellick, Karl Patchin, Michael Walsh, and Scott Kingsford.
- **McVicars:** Eric Busch, Bob McVicars, Sue McVicars
- **Absent:** Kathy Oliver, Don Andrews, and Bruce Bell.
- **Other:** n/a

Approval of Minutes:

The May minutes were reviewed and approved via email. Minutes have been posted to the website.

Introduction of Guests:

Tom Gooden 909 Homestead

Issue: ARC

Tom is wondering why the HOA Board is seeking to alter the structure of the Architectural Review Committee. He is also wondering if he needs to wait on replacing the posts with an impending restructuring of the ARC and/or the regulations governing fences that boarder HOA common areas. Will they require require vinyl material.

Colette confirmed that the ARC has control over the issue and that he would need to address the issue with the ARC. Tom was advised to present an application to the ARC for the proposed work and material for his fence repair/replacement.

Scott suggested the possibility of working jointly with neighboring homes and seeking out a vendor to give better pricing for a larger job.

BUDGET REVIEW

Main:

Income:	\$102k vs. \$88K last year
Expenses:	\$54k vs \$59k expenses year

Karl suggested consideration of a 6 month \$10K CD.

The HOA incurred \$1500 in sprinkler repairs this past month. Scott suggested discussion with Tim to assess any preventative maintenance. Eric indicated that the location/coupling was discovered and replaced. Inspections were performed when Clearwater opened this season and all know problems have been addressed.

Rocky Hill – 1 HO past due ~ 1K = \$155 past due now (paid \$845).

OLD BUSINESS:

Parks:

Little Bear - Bruce- email update	good shape
Five Fingers - John	good, some gravel out
Pumphouse - Scott	wood chips spread, sweeping done by

Colette

1) ARC update:

The board discussed the 3 person committee which was requested by Jim Frank to discuss the ARC oversight and philosophies applied in relation to the regulations. John volunteered to participate in an effort to discover if there is enough alignment between the philosophies of HOA Board and Greenstone to allow Greenstone to transfer ARC oversight for HOA properties south of Mission.

- Bruce previously indicated that he was willing to participate
- Scott confirmed his willingness to participate.
- John Volunteered to participate

Colette will contact Jim and give him the three names and contact information for the board members listed above.

A reminder was made for the (3) board members to read and make note of any issues each may have in regards to current regulations within all governing documents.

2) McVicars Modification/changes to rules and regulations and ARC rules and regulations.

Bob's Discussion:

Bob has a number of questions regarding the HOA rules

Should the language in the Rules & Regulations be the same in as the CC&R's regarding specific items?

The board noted that the language was informal, at the time. Would we like it to remain informal or should the language be more formal in nature to align with the other governing documents. Some of the language appears to diverge from the CC&R's. Colette indicated that the purpose in rewriting the Rules and Regulations was to make the language of the CC&R's more understandable. Scott indicated that the language should be reviewed for accuracy. Do we want to use the CC&R's language and/or condense? Bob indicated that the Board is the controlling body of the CC&R's.

Discussion was made regarding why parking was addressed in the ARC Rules. The ARC addressed needs prior to the development of the CC&R's. Should the reference to parking remain in the ARC rules? Why is it addressed here? This should be addressed during the committee's meeting with Jim and The ARC. Bob said that Jim agreed that the ARC Rules should be rewritten.

**How strict should the Rules & Regulations be regarding basketball hoops in streets?
The current language discourages, but does not prohibit.**

Karl indicated that if we have no liability, why would we discourage it, implying we would have liability? Bob indicated that the language was "safe" and does not require alteration.

Is it reasonable to have 4 levels of fines?

Bob indicated that judgments have been made against associations which impose unreasonable fines. Scott would like to amend the language to reflect a more reasonable fine structure. The majority of the board agreed to the change of language.

Possible Additions:

Language Regarding Holiday Decorations:

The suggestion was presented that the board explore other HOA regulations to determine reasonable regulations regarding holiday lighting/decor. Colette will work on locating language in other HOA governing documents to help guide any additions to our own Rules and Regulations.

Language Regarding Signs:

The contention was made that this reference should not be addressed in the ARC.

Language Regarding Homeowner Rental:

Bob is surprised that there is nothing referencing rental of homes. The board has the power to publish rules/regs regarding members and their tenants. Bob encourages that the board review the 4th attachment, regarding the rental of homes by a homeowner, and discuss the issue for inclusion in the CC&R's. The board unanimously agrees that we should review the matter/language for the protection of the HOA members.

NEW BUSINESS:

3) Late Fees for accounts sent to collections

The \$25.00 late fee should be dismissed when an account is assigned to collections. The board approved of the proposed alteration.

13 people were turned into collections. 9 are making payments.

Of the \$30-\$35K turned over to collections, ~ \$15K is still withstanding.

4) Newsletter – what would you like to address in the newsletter?

Eric is working on this.

Topics have included:

Tree trimming, garbage cans, late fees (i.e. July 30).

5) Colette addressed board attendance. The perception is that commitment is not strong. 4 absences are the limit. This year, Don has missed four meetings, Kathy has missed 2 meetings and Karl has missed 2 meetings this year. Colette would like to see less absences by board members. She also expressed concern over decisions being made without the entire board present and participating. John expressed that absent board members are forfeiting their right to voice their opinion on the matters addressed during the meeting.

Should meetings occur bimonthly?

According to the regulations, meeting's must be quarterly. Heavy hitting months are: October, November, January, February, March.

Scott will not be in attendance in September and John will not be in attendance in August.

Scott moved to cancel July's meeting. Karl seconded the motion. The board unanimously approved the motion to cancel the meeting. No other decisions were made in this regard.

The meeting was adjourned at 9:23pm.