

MEADOWWOOD HOA AGENDA
January 19, 2011 at 7:00 pm
Location: Liberty Lake City Hall

The meeting was called to order at 7:05pm

Attendees:

- **Board Members Present:** Colette Seubert, Jesse Starr, John Mellick, Don Andrews, Shannon O'leary, and Scott Kingsford, Jim Wilson & Richard Haugen.

- **McVicars:** Eric Busch

- **Absent:** Karl Patchin

- **Other:** n/a

APPROVAL OF MINUTES:

November's minutes were approved and are posted to the web.

AGENDA:

No Additions, Corrections, or Modifications

INTRODUCTION OF GUESTS:

Skipped due to number at annual meeting

BUDGET REVIEW:

Colette noted snow plowing expenses. We appear to be on track.

OLD BUSINESS:

Parks:

Little Bear -	Bruce	Fine as of 1/14/11
Five Fingers -	John	Fine – Gravel on sidewalks, but otherwise fine.
Pumphouse -	Scott	Scott to secure bid for bark.
Rocky Hill Park	Shannon	Looks nice!

NEW BUSINESS:

Review of the HOA presented by Collette

1. The ARC rules on the website are the current rules. Please do not allow Jim Frank to convince you otherwise. I have done the research.
2. Please watch the land behind the homes in Rocky Hill against the hillside. Make sure this land stays open to the public.

3. Make sure that we always have one board member from each original association (Cottages, Gardens, and Meadows) unless we do a revision to the bylaws.
4. Remember that only the President or Vice President serve as the contact person with McVicars. McVicars will only take direction from these officers. This is to benefit both the board and the management company.

Election of the officers:

Secretary – Both Shannon & Richard volunteered to assume the role. Scott moved that Richard assume the role of Secretary. Bruce seconded the motion. No opposition to the motion. Motion passed.

Treasurer – Karl was nominated, by Scott, to continue in his role as our treasurer. John seconded the motion. Motion passed without opposition.

Vice President – Bruce offered to continue in this role. John moved that Bruce do so. Scott seconded the motion. Motion passed without opposition.

President – Bruce nominated John. John declined the nomination. Shannon nominated Scott. Scott declined the nomination. No other board nominations were made. By default, VP, Bruce assumes role of president. However, Bruce only offered to take over the Presidency on a 3 month “trial basis”. If he doesn't like it, Bruce indicated that he would resign from the board.

As the new acting President, Bruce took over the meeting at 7:59.

Discussion was made to hold meetings every other month instead of monthly.

Scott moved that the HOA meetings occur every other month, with a minimum of 6 annually and additional meetings as needed. Jim seconded the motion. The motion passed without opposition (Board of Director's last discussion concerning Bi-Monthly meetings occurred in June 2010).

Bruce wants to ensure that the public is aware of the switch to Bi-monthly meetings (Splash and Website). Eric will post a sign on the City Hall, advising of meeting dates.

The Board of Director's next meeting will be March.

Bruce asked Eric, on behalf of McVicar's, to prepare and/or create a map of the association to be distributed to each board member. Eric agreed to do so

Discussion commenced regarding the number of meetings that a board member can be absent. 2 absences were suggested before a member is approached about their participation, or lack thereof, with the board is appropriate. No decisions were made, however, in January 2010, the board agreed that such action would be taken when a board member missed more than 70% of scheduled meetings.

Discussed the donation of Gary Hill to the City of Liberty Lake. City to maintain, moving forward.

Discussion of the Hearing, held in December, for homeowner disputing fines.

Scott, Bruce and Shannon met with the homeowner's. In regards to trailer issue, Jim is in support of a suspension of the fees for the homeowner. Richard moved to suspend the fines. Jim seconded the motion. The suggestion/request was made that any future violation will reinstate the fine.

Eric advised that the homeowner is now going to receive a second letter for his garbage can being left over 48 days.

Vote: (6) board members were in favor of suspending the fine, (2) opposed, and (1) abstained. Motion passes to suspend the fine. Subsequently, as a result of this decision, a similar fine for another homeowner was reversed with the same stipulation that future offenses of like kind and nature will reinstate the previous fine.

Language was suggested, by the homeowner, to encourage homeowner's to contact McVicars or the board.

“If you feel you have received this notice in error, or would like to document extenuating circumstances, please feel free to contact us in writing within (7) seven business days from the date of this letter. If you do not dispute this notice within this time frame, it will be assumed that the notice is valid, and further action may be taken. The MeadowWood CC&R's, Rules and Regulations and contact information for the MeadowWood HOA can be accessed at www.meadowwodhoa.com.”

Revise the Bylaws – since we revised the rules and regs, the bylaws need to match them. Also consider revision regarding board members in section 3.3 and 3.5. Eric will ensure these two documents agree.

The meeting was adjourned at 8:58 pm.