

MEADOWWOD HOA AGENDA
OCT 19th
Meeting was called to order at: 7:00PM

APPROVAL OF MINUTES: Sep 2011 Minutes were approved

BUDGET REVIEW

ATTENDANCE:

Board of Directors present: Bruce B., Scott K., Jon S., Jesse, Karl, Jim W.
Board of Directors absent: Shannon O., Richard H., John M.
McVicars: Bob, Sue and Don

INTRODUCTION OF GUESTS:

Visitor(s): Sergio Campos with Clearwater Summit

PARKS

Little Bear—Bruce
Five Fingers—John (Absent)
Pumphouse—Scott
Rocky Hill—Shannon

NEW BUSINESS

1. Report from Don on fines, warnings, letters, late fees, etc
2. Report from Don on swell area in Rocky Hill—latest update from Clearwater is that the area is redeemable and will require aeration and seeding. This is estimated to cost ~\$300. Mowing will occur monthly, maintaining a 4-6” grass height. Don is going to send a formal letter along with the next assessment to those in Rocky Hill townhouses.
3. Report from Don on bids for 2012-re: mowing and snow removal

Snow Removal:

Bids were submitted by:

1. C&C Yard Care	\$635.00	+	\$75 for Alleys
2. Clearwater Summit	\$542.50	+	\$45 for Alleys
3. Inland Lawn	\$1060	+	\$70 for Alleys

Scott moved to extend our acceptance for Clearwater's bid at the cost of \$542.50(RH=\$170; GR=\$295; GH=\$77.50; Alleys=\$45 – billed back to the Homeowners). Second by Jon S. The motion passed without opposition.

Landscape Bids:

Bids were submitted by:

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|----------------------|-----------|
| 1. C&C Yard Care | \$124,999 |
| 2. Clearwater Summit | \$ 92,798 |
| 3. Best Way Lawn | \$127,035 |
| 4. Greenleaf. | \$103,389 |

Clearwater Summit has quoted prices good for 2 years with a 2% increase in 2013. Scott moved that we accept CWS's bid of \$92,798 for 2012. Karl seconded the motion. The motion passed without opposition.

4. McVicars gave a report concerning our options on reducing the surplus. It was recommended that we explore all options, discouraging a “rebate” back to the homeowners given that some have not contributed to the surplus, others were not paying dues, etc., making an accurate and equitable dispersion highly problematic.

5. Discussions focused on Reserve studies that will be required in 2012. The surplus within the sub-associations is growing, in some accounts, and may be required to address the respective reserve studies. Other options include Improvements to common areas within the association’s boundaries (i.e. signage, basketball court, drinking fountains, gazebos, water features, etc.). Scott volunteered to oversee a committee to submit a proposal to board on some of the options.

6. McVicars is requesting a 10% increase in funds, equating to a \$.50 cent p/home increase. Changing from \$4.50 to \$5.00 per home, per month. Scott moved, “as ironically as it may be”, that we accept McVicars increase request. Jon S. seconded the motion and the motion passed without opposition.

7. Sue, with McVicars, will post advertisements in the Splash concerning the annual meeting which will include the announcement that we will be electing a new director to replace Jesse's position. She will likely be able to use the 2010 advertisement with some alterations.

8. Currently, with Reserve Studies in sight, there are no plans to make any adjustments to the HOA assessments.

9. Karl moved that we approve the budget. Scott seconded the motion. The motion passed without opposition.

Meeting was adjourned at 8:49pm.