

MeadowWood Homeowners Association
MEETING AGENDA
October 16, 2013

Introduction of Board Members & Management

Attendance: John M, Jon S, Scott, Debbie, Shannon, Richard, WEB Properties

Approval of June 2013 Meeting Minutes was completed via email and posted to the web.

Park Reports -

Little Bear Park — Looking good, great value on the bear painting

Five Fingers Park — OK, maybe some refresh needed

Pumphouse Park —OK

Old Business –

1. Review of MeadowWood Fence Painting/Repair Schedule
 - a. Rotation Map reviewed – WEB Properties suggests potentially looking at skipping a cycle in the spring if condition is good. Significant discussion regarding painting of fences and timing cycle.
2. MeadowWood /Rocky Hill Two-wire Sprinkler Repair – added as a line item on the 2014 budget. Board has received 2x bids
 - a. Rodents eating low voltage wire, min bid is \$5k, MeadowWood general acct responsibility
3. Landscaping Contract Review for 2014
 - a. Discussion of extending Clearwater contract with 2% annual increase for additional 3 years.
 - i. Debbie moves we accept the 3 year contract proposal
 - ii. Dick seconds
 - iii. passes (6 votes yea)
4. Five Fingers Park Expansion Request
 - a. Addition of new swing set & new rock area
 - b. Capital improvement, discussion of swing options
 - c. Web to recheck signage requirements for parks
5. Review of Fine Structure
 - a. MeadowWood CC&R Fines – 1st is \$100.00, 2nd is \$200.00 & 3rd + is \$300.00
 - b. Late Fees at \$25.00 per month & Interest at 12% per year added monthly
 - c. reviewed
6. Sidewalk trip hazards
 - a. Will get bids for repairs to be done in Spring 2014

New Business–

1. Financial Report from WEB Properties, Inc. as of Sept. 30th, 2013
 - a. Bruce and Steve get the full report
2. Update on CC&R Notices
3. Additional Homes liens in MeadowWood
 - a. Board reviewed list and approved lien action
4. Abandoned Homes
 - a. 1011 N. Malvern – Due to close on Oct. 21st, 2013
 - b. 1007 N. Garry – Homeowners are waiting for foreclosure
5. Bank Owned Homes
 - a. 23713 E. Maxwell – Now owned by Service Link – Making payments
 - b. 24116 E. Maxwell – Now owned by Chase Bank – Making payments
6. Street Trees in MeadowWood needing trimmed
 - a. Discussion regarding height from street level to bottom of canopy for common area border trees

Open Forum-

Adjournment - 9:20PM