

MeadowWood Homeowners Association
Meeting Agenda
Feb 20, 2014

Introduction of Board Members, Management, prospective Board Members and Attendees

Attendance: Bruce Bell, John Mellick, Debbie Fucile, Jon Swatzell, Scott Kingsford, Richard Haugen, Shannon O'Leary

Absent: Steve Kempf

Approval of November 13, 2013 Annual Homeowner Meeting Minutes

Park Reports

Little Bear Park – Bruce - ok
Five Fingers Park – John - ok
Pumphouse Park – Scott - ok

Old Business:

1. Abandoned and Bank Owned Homes Update

1011 N Malvern	- new owners, 0 balance
1007 N Garry	- no change, \$5,510.52 outstanding
23713 E Maxwell Dr	- new owners, collected \$1,104.73
24116 E Maxwell Ave	- \$1,139.14 outstanding
1145 Anglewood	- New owners, collected \$4,742.23

2. Sidewalk Trip hazards – update (WEB) – Reviewed Web PPT, 2 repair methods presented. Discussion about notification to homeowners, reviews figures in April, limited use of common areas

3. Rocky Hill 2-Wire project – WEB update – Irrigation pipes, wires eaten by gophers and Clearwater plan for spring 2014

4. Tree Trimming (WEB) - Reviewed estimates, will contact Jen at the City to cover cost of some trees

5. 2014 Landscape Contract – update (Bruce & Scott) – 3 more years with Clearwater – 2% annual price increases

6. Garden Ridge getting more backyard fences, increasing mowing costs, may need to evaluate how to pass on additional expenses to homeowners with backyard fences 28-30 visits, Web suggests last days of April to last week of Oct. Web to provide water and mowing map – by end of summer, small sectional maps a Discussion related to Swale Protection & Restoration

7. Fence Painting & Repairs, 2014 and future (WEB) – Reviewed ppt

New Business:

1. WEB to send Board email on lien process
2. WEB Properties Financial Update
 - January Report
 - \$75,606.12 In Operating
 - \$1,180.40 In Reserve
 - \$62,138.28 in Savings
3. 2012 Audits (WEB) 6 month audit came out clean.
 - \$6,000 for MeadowWood main HOA, \$2,000 for each of the 3 subs.
 - Need audit yearly or delay audit with 67% approval of members.
4. Snow removal agreements between MeadowWood and the City (WEB & Board) 4" of snow needed
To authorize a plowing
5. Board functions and overview for prospective new members (Bruce & Board). 3 people applied for position. Board voted Sharron Carvo as the new board member.

Open Forum: Resident complained about vinyl fence damage from lawn cutting. After pictures were shown to board members, it was determined that the area was not maintained by the HOA but by the city. She was advised who to contact at the city for remediation.

Meeting adjourned at 2020