

# MeadowWood HOA Board of Directors Meeting

Wednesday, June 18 2014

Liberty Lake City Hall

1. **Introductions**—Guest Charlie Mathews. Asked Board about malfunctioning sprinklers. Informed Mr. Mathews that the sprinklers in question are maintained by the City.
2. **Approval of Minutes:** April 16, 2014 Board of Directors Meeting Minutes
3. **Park Reports**—All in good shape

Little Bear Park – Bruce

Five Fingers Park – John

Pumphouse Park – John

## Old Business

1. Abandoned and Bank Owned Homes Update (WEB)
  - 1007 N Garry—received second request for payoff. House is listed for sale and is being sent CC&R infraction notices for unkempt landscaping.
  - 2230 N Country Vista Blvd—largest Rocky Hills delinquency, did not sell at auction. Expected to foreclose. Most activity on this home in quite awhile.
2. Delinquent payoffs/lien releases (1880 Winrock, 23037 E Broadway, 819 N Knudson)-Full payoffs in excess of \$2,700. The lien-release process is underway.
3. Sidewalk Trip Hazards, Common Areas (WEB & Board)--Kodiak Concrete has begun sidewalk trip hazard repairs as has been planned for this summer's work. The Board approved \$1,500 for the project
4. A recent accident involving a homeowner in a common area was brought to the Boards attention. The accident was referred to the HOA insurance carrier
5. Rocky Hill 2-Wire project – update (WEB)--The repair project has been completed, \$1,300 under the \$5,000 budget. A 2 year warranty was issued on installed items.
6. Irrigation repairs – update (WEB)--All irrigation repairs have been completed. Mission Avenue maintenance – update (WEB)--Clearwater to hand-prune trees on Mission Avenue. A Tree Report will be provided to the Board for June's end of the month report. Board instructed (WEB) to check line item in budget for cost of pruning.

## **New Business**

1. WEB Properties Financial Update—HOA dues collections YTD are \$8,200 below budget estimates; YTD Expenses are \$7,700 below budget estimates; Currently 140 homes owe \$72,438.26 in dues which is expected to decrease in the 3rd quarter.
2. Mission & Molter Fence repairs—Board reiterated that outside-facing fence repairs are the homeowners responsibility. The HOA would be responsible for re-painting.
3. Summer CC&R Tracking and ARC Report (WEB)--As of 6/18, 81 courtesy notices for neglected lawns were sent out. 61 “thank you” notices have been sent out for immediately correcting the issue. Residents have done a superb job regarding landscaping.
4. Management Fee Proposals (WEB and Board) Board approved a 3 year cycle on audits. A Proxy vote will be held prior to annual meeting. The Board also approved management Fees with WEB to reflect adjustments to Audit costs. Year 1 the fee is adjusted from \$5 per home to \$4.25. Year 2 the fee goes from \$4.25 to \$5.55 per home and the 3rd year will be \$5 per home.
5. Open Forum--(see Introductions above)
6. Adjournment