

MEADOWWOOD HOA MINUTES

March 21, 2007

7:00 pm

Location: Liberty Lake City Hall

Attendees: Don Andrews, Bruce Bell, Brendan Genter, John Korondy, Becky Kurtz, Odin Langford, Karen Mack, Gary Manthey, Sue Schneidmiller, Dennis Scott, Colette Seubert, and Jon Swatzell.

Absent: Scott Kingsford

Dennis called the meeting to order at 7:00 pm.

Approval of Minutes

The February 21, 2007 minutes were emailed to board members on March 1, 2007. Scott made a motion via email on March 7 to approve the minutes, with an amendment to correct the reference from Rockpoint Management to Rockwood Management. Colette seconded the motion via email on March 8. Nine votes were received in favor of the motion, and the minutes were provided to our management company for posting on the Association website.

Agenda – additions, corrections, and/or modifications

No corrections or modifications were requested.

Guests/Guest Comments

Attending were Irene Holbrook from Garden Ridge and Joyce Andrews from Garden Ridge. No guest comments.

OLD BUSINESS

Election of a President

Dennis and Colette met with Holly at Rockwood Property Management (RPM). Both were satisfied with what they heard. Dennis mentioned that he was pleased with Holly's approach to customer service. Dennis has offered to stay on as our President. Motion by Odin to retain Dennis as the HOA President, with a second of the motion by Gary. All voted in favor of the motion.

Board Member Resolution

At our last meeting, the suggested resolution that would change the composition of the Board was deferred to this meeting to allow review by board members. The resolution is attempting to drop to nine members total and designate all positions as at large positions instead of by neighborhoods. One way to achieve this that was suggested was to drop to thirteen members this year, eleven next year, and nine in 2009. A board member asked what the total number of homeowners would be after Rocky Hill is built out – Dennis thought no more than 1,600.

Odin moved to drop to thirteen members by the end of 2007, eleven in 2008, and nine in 2009, with a second of the motion by Bruce. Discussion followed on how positions would be dropped in 2008 and 2009. Another option proposed would be to keep the board at fifteen positions (or to not fill the two currently vacant positions and drop down to thirteen members), and to designate all board positions as at large positions.

Odin amended his motion to dropping the two vacant positions for this year, designate all positions as at large positions, and revisit next year if necessary. A second of the amended motion was made by Gary. Dennis brought up a concern about how the terms would be staggered if we drop to thirteen members. We are heavy with 2009 position expirations (six), four due to expire in 2008, and three positions in 2007. All voted in favor of the motion.

Budget Review

Dennis just received the budget information that day, so he wasn't able to email everyone beforehand. The main thing that he noticed was that there is still a discrepancy with the lighting bill. Twenty-eight street lights were transferred to the City, which should equate to about a \$500 per month savings. We're currently only realizing about a \$300 savings per month. Supposedly, some of the lights that were transferred to the City were billed to a different association and not ours. Gary Manthey and Odin Langford will look into the number of lights transferred.

Enforcement: Complaints Report

According to RPM, we had a few complaints in January – one was a noise complaint that was turned over to the police, and then a complaint about a trailer. A door hanger was left and the trailer was moved. Other homes with trailers were noticed, and they also were moved after door hangers were left. Only one complaint was received in February – the most lax month for enforcement because of the transition to the property management. Tom had been moved to other duties, but after Dennis' and Colette's meeting with Holly, Tom will be moved back to enforcement.

Gary brought up that he has a list of trailers that appear to have been in violation all winter long. Gary questioned why RPM isn't finding these violations. Odin suggested drafting a letter with a list of these chronic violators, asking RPM to look into it. Dennis agreed to send the letter.

Colette mentioned that Tom calls her two to three times per week to give her an update on enforcement activity. He was only going to do one inspection per week, but we informed him that we need two inspections per week. Management agreement only commits to twelve inspections per year, up to a total 150 hours. Additional hours beyond 150 would then be billed at \$35 per hour.

Dennis has a commitment from RPM via email that they'll inspect on Tuesdays and Thursdays. We can request updates on the total number of hours that they have billed so far.

Don asked about a truck and work trailer parking on the street every night on 1019 Oakmont Lane, and then another car is always parked across the street from it. Only one car can go by at a time with the vehicles parked this way. Dennis explained that we could possibly take the position that the trailer can't be parked in front of the home because it is a work trailer. Don said that he left a message with a different concern in January on the hot line and never received a response. Dennis will add that to his list that he'll send to RPM.

Park Reports

Five Fingers

Gary reported that the new picnic table at this park had been stolen. He reported it to the police, and then found it a few days later in a swale where kids had used it as a ski jump. There is some damage that will need to be sanded out so someone doesn't get splinters. Dennis wrote to Chief Asmus regarding the stolen bench. Once Gary reported that the bench had been found, the police closed the file and didn't do any investigation. Gary thinks the other bench that is fixed in place was damaged from an auto accident and can be fixed with a torch to heat up the metal to bend it back. The deductible is too high to claim the bench on our insurance. We'll have Tom give us an estimate to fix bench.

Little Bear

John reported that he didn't have an opportunity to call Waste Management regarding enforcing their overflowing bin surcharge. Dennis suggested that we include a flyer in our next billing regarding this. We could also include a bullet in our Splash ads. John also suggested a reminder as to when trash containers can be out. Colette mentioned that she had talked to Melody at RPM about that issue yesterday – there is a home where they keep the trash can out front all the time. Melody stated that she didn't think it could be enforced. Dennis will talk to RPM regarding enforcing this. Gary volunteered to call Waste Management about the surcharge.

Pump House

Jon offered to help Colette with Pump House Park. There is a Scout group willing to remove the pea gravel around the

play equipment and replace it with bark as part of their Eagle Scout project. There would be no cost to us to haul the rock away. Scout Cameron Wright went to sixteen homes in the area and took a petition as to if the homeowners would like to have the pea gravel replaced with bark. Fourteen homes out of sixteen surveyed would like to see it replaced. Greenstone had initially volunteered to donate the materials, but is now trying to discourage the Scout group from using this project as an Eagle Scout project. (Jim Frank didn't believe it was an appropriate project for an Eagle Scout project.) However, the Scout leader says it is an appropriate project for an Eagle Scout project. Board all agreed that we would like to leave the gravel and not replace it with bark. Dennis will send the notice out to the Scout group.

Board Member Reports

Splash Ad/Notifications

Bruce reported that an ad didn't run this month, but he will add a bullet regarding waste removal next month.

Holiday Project

Report of Sub-Committee due by June Meeting.

Fence Repairs

Karen reported on her neighbor's questions regarding his new fence. There is still the problem with peeling paint on the fence on the Sinto and Malvern common area, and now a broken slat further down on fence. Different opinions were expressed about if we should take care of all common area fences, or only the ones that Greenstone initially installed. It was explained that the paint contractor's scope of work is only for minor repairs.

Gary mentioned that he checked the fences along Country Vista – the fence along Five Fingers Park is ready to fall down. Further down on Country Vista, another area fence is also ready to fall down, and the adjacent homeowner has tied ropes to their bushes to hold the fence up.

Dennis will talk to Tom about a section of fence that Tom thought belonged to the City, but actually belongs to the HOA. The Association currently has about 7,800 linear feet of wood fencing.

Gary brought up that with the inspection that he and Odin did of the common area fences, they estimate that the total amount of fence repairs needed would require an approximate \$50 per home per year assessment. We could request an inventory by a fencing contractor to see how much it would cost to bring the fences up to par. We could also approach Jim Frank about ARC commitment to maintain continuity of color and style, taking the approach that all fences are the responsibility of the neighbors and the ARC should have the responsibility to enforce, not the Association. Board members asked if we could replace the cedar fence posts with something more durable? Should homeowners share the cost of repairs? Gary and Odin asked Dennis for a map of the fences that we are responsible for. Dennis will also approach Jim about our concerns.

Gary mentioned that the City had already turned on the sprinklers along Molter, and subsequently, all along Molter this morning the sidewalk was a sheet of ice. Dennis will send a letter to RPM about the timing for turning our sprinklers on.

NEW BUSINESS

Rules and Regulations – Changes??

Suggested changes to various wording in the Rules and Regulations were discussed. There were some discrepancies with what had been posted on the web site to what had been previously agreed upon. Dennis will rework the draft and send out to everyone to review.

The meeting adjourned at 9:00 pm.