

MEADOWWOOD HOA MINUTES

April 18, 2007

7:00 pm

Location: Liberty Lake City Hall

Dennis called the meeting to order at 7 pm.

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

Absent: Gary Manthey

Approval of minutes: The March 21, 2007 minutes were mailed to Board members on March 29th. Motion by John K. to approve the minutes, with a second of the motion by Jon S. Nine votes were received in favor of the motion and the minutes were posted to the HOA website.

Agenda – additions, corrections, and/or modifications: none

Meeting procedure review and introduction of guests: From Rockwood Property Management: Holly Miller, Tom Campbell, and Morgan. Homeowner guests: Sylvia Scheuerman on Garry Dr., John Duarow on Tanglewood, Don Kreuziger on Tanglewood, Peter Siposs on Kelsea Ct., and Joyce Andrews.

Guest comments: Sylvia Scheuerman's backyard is parallel to the golf course, where the storm sewer culvert empties into a swale in her backyard and doesn't drain all the way. She did phone about 4-5 months ago, but doesn't remember who she talked to. Tom from RPM will check into it tomorrow to see if it is the responsibility of the HOA to maintain the swale.

Old Business

Board member resolution: This is a resolution to change the composition of the Board. John K moved to adopt Dennis' revised position listing (he renumbered the positions to go by when they expire), with a second of the motion by Colette. All voted in favor of the motion. A new Board member list will be posted to the website, minus phone numbers, addresses, and email addresses.

Budget review: We are still paying about \$1,760 – 1,900 over what Dennis believes we should be paying on the electrical (due to street lights). Dennis corrected the snow removal expense entered under the main association by moving it to the Ridges' budget, but will get clarification from RPM to make sure that expense was actually incurred in the Ridges. Revenue from transfers/late fees and code enforcement is unusually high. Holly will get the detail from Mary and will email it to Dennis. The checking account balance of \$138,133.90 may seem high, but the mowing and watering season is now starting, and we'll need that reserve to pay those higher bills. We've paid for some fence repairs already. The Ridges should have at least \$5,000 in reserves and we seem to be on target for rebuilding to that level. Greyhawk hasn't had that much in expenses so far this year.

Enforcement/complaints report: Tom reported that personal contact with the homeowners has been the best policy. For the most part, homeowners seemed to be unaware that they were in violation and have been very cooperative with correcting the violations. Holly and Dennis met regarding sending a courtesy letter versus leaving a door hanger. There has been a problem with homeowners claiming they

never received a door hanger – it is possible that the door hangers may have blown off their door. Going forward, when a door hanger is left, a courtesy letter will also be mailed out. Holly and Tom will come up with a condensed version of the Rules & Regulations to leave with the homeowners. There are few ongoing violations; most homeowners have complied after receiving a notice. Fine letters have been sent out regarding some boats. The home on Fairway is a habitual violator with boat parking. A fine notice was sent to them on April 2nd. The homeowner threatened to sue, but then backed off. Dennis then explained the background behind covenant enforcement and the fine system to the guests.

Park reports

Five Fingers/Gary: Follow up on hit and run that damaged the park bench and destroyed one of the trees. Tom reported that the bench couldn't be repaired and would have to be replaced. The cost to replace the bench is \$565. After the Board expressed concern about the cost of replacing the bench instead of fixing it, Tom offered to get bids to fix the bench and additional bids to replace the bench. The tree that was destroyed was approximately a 4" caliper tree and would cost about \$450 to replace it with a tree of equal size. Motion by Scott with a second of the motion by John K. to replace the tree, with the cost not to exceed \$450. Ten members voted in favor of the motion and two members were opposed. The motion passed.

Little Bear/John K.: We are ready to remove the old, rotted bear and install the replacement bears. Tom hopes to install the new bears next week.

Pump House/Jon S. & Colette: Nothing to report at this time, except that there a couple of 2" trees that died last year that will need to be replaced. Greenstone had supposedly determined that they died from something else other than the loss of water to the park. Motion by Colette to replace the dead trees with the same kind of tree as what is currently in the park, and amended her motion that the total cost was not to exceed \$500. A second of the motion was made by Jon S. All voted in favor of the motion. A homeowner asked about installing baby swings in the parks. Holly from RPM mentioned that there is a huge liability associated with that type of swing. Holly was asked by the Board to check into what we could do to limit our liability if we wanted to install that type of swing.

Board member reports

Splash ad/Bruce: Ad ran last week. Bruce also reported that he spoke to Waste Management regarding the blowing trash. They do not have a policy about bagging garbage, so it would have to be up to the Board to notify homeowners to do that.

Holiday project: The subcommittee report is due by the June Meeting. The subcommittee will try to get together with Holly to come up with some ideas. Scott said that he will contact her by the end of the week.

Street light transfer to the City – review of research results by Tom/Gary/Odin: Annual spend was approximately \$24,000 for street lights previously. We approached the City about taking over street lights. The City took over approximately 48 lights that are on arterials. Tom reported that he received from Avista a letter stating that we only turned over 29 HOA street lights to the City; the other lights that were transferred were not Greenstone/HOA lights. John K. also reported that some of the current street lights are in bad condition – some with hardly any paint left on the poles.

Fence repairs – painting contractor/Scott: Scott reported that he is still working on this.

Fence repairs – repair participation policy: Dennis met with Holly today, and they are going to ask the attorney on how to proceed. Dennis proposed that when a section falls down, we approach the homeowner to pay half. Holly will draft a letter that could be used to send to the homeowner in that type of situation. Another approach proposed was to not maintain the fences at all and leave fence maintenance to the homeowners, with the Architectural Review Board overseeing the enforcement. There was concern expressed on this approach regarding if the ARC would actually enforce the maintenance. Holly was asked to meet with Jim to discuss the ARC taking over fence maintenance enforcement.

Fence condition inventory: The only way we can make any sort of projection of what costs will be in the future is by doing an inventory of existing fence conditions. Dennis recommended getting someone like Neighborhood Fence to inventory the common area fences. Motion by Scott to get bids from contractors for inventorying the fences, with a second of the motion by John K. Tom mentioned that he and the painting contractor walked the fence line that is due for painting this year, and only two panels needed repair for a total cost of \$37 above the cost of painting the fences. Tom volunteered to take a full fence inventory himself with the painting contractor, rather than hiring someone from outside. Tom does leave door hangers for anything interfering with the fences. The motion was therefore withdrawn.

New Business

Rules and Regulations – changes: Adoption/notification procedure was added under Section 1. Section 3.1 added fencing to maintenance requirements by homeowners. Section 3.3 wording changed to garbage containers can go out day before and must be put away day after garbage collection. A paragraph was added with a reminder about bagging garbage because we all live in a windy area. There was discussion on the actual wording for parking recreational vehicles. Guest parking of RVs was changed to require Association Manager approval for parking longer than 72 hours. In Section 4, fines were added to the same collection policy as assessments. Dennis suggested changing the notice of lien to 90 days past due rather than 60 days. He will get the attorney's input on that. There is confusion about different fees listed in that section; that also will be clarified with the attorney. Section 5.3 adds wording regarding not picking up pet waste. Complainants will be referred by the Association Manager to the City. It was suggested that we list the actual City ordinance that requires it. Section 6 enforcement procedure – proposed changes define different time periods for mobile violations and structural violations. Hearing availability was changed from the second Wednesday of each month to all Wednesdays, with requests for hearings due by the preceding Friday.

Miscellaneous items

A guest asked about the sign on Settler/Liberty Lake Road (entrance to the Gardens) – was “The” missing from the sign? Dennis explained that we weren't able to match the font to replace the original damaged lettering. The guest volunteered to try to locate the font.

Odin asked about the ownership of swales in the Association, and Tom said he will investigate.

Meeting adjourned at 9 pm.