

**MeadowWood Homeowners Association
Board of Directors Meeting
June 14, 2006**

Location: Liberty Lake City Hall, 22710 E. Country Vista

Attendees: Mark Andresick, Bruce Bell, Pat Cunningham, Scott Kingsford, John Korondy, Becky Kurtz, Odin Langford, Dawn Lenss, Karen Mack, Gary Manthey, Dennis Scott, and Colette Seubert.

Absent: Ben Regules

Dennis called the meeting to order at 7 PM.

Approval of Minutes: There was a disputed item included in the minutes. No one remembered approving the payment for the curbing repair. The Board needs to clarify their position regarding this item prior to the minutes being approved. The homeowner had brought up the issue during last month's meeting – there were three areas where someone stepped on the curb before the newly-poured concrete curbing had cured. The homeowner felt it was the people that do our lawn mowing (Greenleaf); however, Greenleaf believes it was the homeowner's landscaper person. Dennis moved that the minutes be corrected to reflect that the homeowner's complaint was turned over to Greenstone for research. We also need to make the change that Jennifer opened the meeting and not Dennis. A second of the motion was made by Pat. The corrected minutes were unanimously approved.

Guests: Terry & Heidi Eutsler (24389 E. Ludlow Ave.) and Rod & Irene Holbrook (937 N. Oakmont)

Old Business

Budget Review:

Dennis believes that \$2,321.75 entry under accounting is actually an attorney bill and should go under code enforcement instead. Also, there is an entry on the main MeadowWood budget for "Homes Mowing" for \$2,854.01 that probably belongs under the Gardens Ridge budget instead. Dennis will discuss these items with Greenstone.

Association/Sub Association	Expenses YTD	Dues YTD	Transfer, Late, and NSF Fees, and Fine Income	
			YTD	Interest YTD
MeadowWood	\$50,045.35	\$89,376.59	\$10,752.89	\$741.38
Garden Ridge	\$4,863.80	\$20,453.70		
Grayhawk	\$734.13	\$3,005.40		

Enforcement: Trudi wasn't in attendance, so the Board didn't receive a report on code enforcement activities. Dennis is aware of the complaints of boats on Knudsen and the curbing damage.

Rod, a neighbor of the homeowner with curbing damage, addressed the Board. He said that the homeowner's yard person wasn't there the day the curbing was poured, contrary to what Greenleaf had

claimed. The damage was noticed the day after the curbing had been poured. This additional information will be passed on to Trudi.

Mark had talked to Trudi about the boats on Knudsen at the last meeting, and that she had commented that the homeowners have been very defiant about moving their boats. The question was raised if fines had been levied against these homeowners? Dennis will ask for written reports going forward from Trudi.

Web Site: Scott – about 90% done. Scott doesn't have access yet to upload items to the new site, plus there is no longer a link for Board minutes.

Splash Ad: Mark apologized that he missed the deadline last week to put in the notification about our meeting. It is his intention to insert an ad the week before every board meeting. He will put in a standing order with the Splash and will add a bullet for homeowners to move their boats.

Arboretum Name: Scott – it was presented to the Liberty Lake Elementary School that their names would be considered, but we didn't necessarily have to use their names. We didn't get a lot of participation from the school, so some suggestions by association members were also added. The voting was as follows:

School name suggestions

Arboretum by the Lake	0	
Nature's Palace at MeadowWood	4	(“at MeadowWood” added by the Board)
Lakeside Arboretum	1	

HOA member suggestions

Trailhead Arboretum	0
Liberty Lake Arboretum	0
MeadowWood Arboretum	3
The Woods at Liberty Lake	2

Motion made by Gary that the Arboretum be named “Nature's Palace at MeadowWood.” A second of the motion was made by Mark. Eight members voted in favor of the motion, with four opposed – the motion carried.

Street Lights: John – Dennis sent a letter to the City of Liberty Lake on May 15th. Doug Smith and Mayor Peterson will invite us to the next franchise meeting, which is Thursday morning, June 15th, at City Hall. It is an open meeting – everyone is welcome to attend. Dennis Paul, Patrick Jenkins and Doug Smith from the City will be there. Our concern as the Board is if the City forms a Utility District, that it is just another layer of bureaucracy and would end up costing the homeowners more money.

Expenditure Policy: There is an issue of some of the items purchased for improvement on the Cottage entry signs and then submitted for reimbursement. Some of the bills and items that were submitted wouldn't pass audit scrutiny. The total reimbursement (as recommended by Greenstone's accounting department) is \$462.27. The breakdown is as follows:

Central Pre-Mix	\$98.06
Home Depot	\$270.45

Hico Village	\$33.00 (gas at 25 miles round trip x government rate of 44 cents per mile, times 3 trips)
Spokane Regional Solid Waste	\$60.76

Mark moved that Jennifer be reimbursed the suggested amount, with a second of the motion by John. All voted in favor of the motion with no votes opposing, the motion passed.

Bruce then took over presiding over the meeting from Dennis – it is Dennis' and his wife's anniversary tonight.

Park Reports

Five Fingers – needs a new coordinator.

Pump House Park – Collette & Becky – improvement work at the park is done. After the work was finished, they met at the park with the contractor. School had just let out, and the kids going by thanked them for fixing their park. Some additional curbing is needed by the slide area, and possibly some step stones by the basketball area where kids are taking a short cut. We need to find out what the total bill was from Trudi to see if we're under far enough budget to approve the additional expenditures.

Little Bear – John – nothing to report, everything is in good condition. Pat volunteered to move the digger to a more suitable spot.

Board Members: John moved that we accept Ras' and Jennifer's resignations. Gary seconded the motion. All voted in favor of the motion. We need to run an ad seeking additional Board members in the Splash and on our web site. Mark will add a bullet to the next ad to run before the July meeting.

Vision & Mission: Not really there yet. Tabled for now.

Fence Painting: Approved at last meeting.

Fence Repair at Sinto & Malvern: Update needed from Greenstone – Karen will follow up with Trudi.

Ridge – Lawn Maintenance at Gardens Ridge: Trudi met with Greenleaf and they acknowledged the problems. Homeowner Rod has seen some improvement since, and he thinks that some of the problems were with a new person on the riding mower. John suggested that the Board keep monitoring the situation.

Rocky Hill – Water Use: Ongoing issue with a \$2,400 bill received from the Liberty Lake Sewer and Water District for a meter which hadn't been read for nearly a year. The usage seems high for less than a year's usage. Scott investigated and there didn't seem to be any impropriety with the billing, except with the high amount. The issue was tabled until the next meeting – Scott will follow up with Trudi for more information. Scott will also follow up as to why we haven't received another bill yet this year for that same meter. Issues for Scott to follow up on: water usage amount, sprinkler timings, and where is this year's bill?

New Business

Tree Spraying: Emergency spraying was done to keep trees infested with aphids – they were in common areas and were in danger of dying if not treated promptly.

Recording of Board Votes: Discussion of whether to record votes by Board Member name or to simply to insert comment when requested as to how a particular Board Member voted. It was decided to add a comment if a Board Member wishes.

Responding to Guest Comments: Board members may discuss a guest's concerns amongst themselves and ask questions of the guest, but direct responses to guests need to come from the President.

Sheriff's Race: Odin suggested inviting the Sheriff candidates to attend a meeting to present their platforms. Board members decided that since it is a County-wide office, the HOA Board meetings are perhaps not the right forum.

Policy Statements – Gifts: In the past, gifts have been made out of the association fund. We need to avoid even the appearance of conflict of interest. Motion made by Odin that the Board doesn't appropriate funds from association for gifts. A second of the motion was made by Scott. All voted in favor of the motion.

Rules & Reg update: Trudi brought up some possible inconsistencies in the R&Rs. The issue was tabled until next meeting – no one had the suggested update from Trudi. It was clarified that she can't make changes without the Board approving them.

Miscellaneous Items: Odin brought up the extra demands to Secretary's duties – do we want to consider a stipend? Karen stated that she didn't feel it was necessary – it was part of her involvement with the Board. Also, Odin mention that it would be nice to have a compilation of Board Rules voted on as a reference tool. Karen will go through previous minutes to see if a compilation could be started.

Summer Meeting Schedule: A proposal was brought up to skip July and August meetings due to everyone's summer plans. Mark was concerned that if we skip any of the meetings this summer, how do we stay on top of violations? One of the ways to keep on top of the violations would be for Trudi to submit written enforcement reports to the Board. Also, we want to know if violators got fined and did they pay their fines? Scott moved that we suspend meetings for July and August, and resume in September. A second of the motion was made by Gary. There was additional concern brought up about someone staying on top of the management company. The point was made that even though all of us attended tonight's meeting, we still didn't have a management company representative at the meeting. Things that could fall through the cracks, such as violations and the continuing problems with yard maintenance at Gardens Ridge, were discussed. It was pointed out that the management company should be able to stay on top things over the summer. A suggestion was made that if individual members needed to take off either of the next two meetings they could, but that we shouldn't cancel the meetings. Two voted in favor of the motion to skip the summer meetings, the rest were opposed. The motion failed.

The meeting adjourned at 9:05 PM.