

MeadowWood Homeowners Association
Annual Meeting
November 15, 2006

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

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

Dennis called the meeting to order at 6:05 PM.

Approval of Minutes: The October 18, 2006 minutes were emailed to the Board on October 30, 2006. John K. moved via email on October 30 to approve the minutes. Jon S. seconded the motion via email on October 31. A total of eight votes approving the minutes were received and the minutes were forwarded to Trudi to be posted to the website.

Garden Ridge and Greyhawk, 6 PM to 7 PM

- A. Introduction of Board Members
- B. Community Update – Dennis explained our processes and the reason for tonight's meeting.
- C. Review of 2006 Expenses and Revenues – Dennis went over the actuals first for MeadowWood as a whole, and then he went over the Garden Ridge budget. The expenditures that are over budget are the water budget, a reflection of our hot weather, and the landscaping due to the gas surcharge and extra mowing required due to the extra long summer.
- D. Review 2007 Budget – the Board recommends an increase in monthly dues of \$2/month for Garden Ridge due to insufficient funds carryover into 2007 (a direct result of the \$1,600 deficit going from 2005 to 2006). Water costs have continued to increase. The deficit may have been due to the asphalt replacement and crack sealing done in late 2005. These items weren't budgeted for in 2005. Dennis explained that there are some additional cracks now starting to show in the entrance, so additional funds are needed to be put aside to cover that maintenance issue.

Greyhawk – budget is small is due to landscaping is only done in the common area and the homeowners take care of their own lawns. The Board doesn't recommend any additional dues for Greyhawk. The HOA will get a quote to repair the electrical system at the entry sign.

A homeowner expressed their dissatisfaction with the current landscaping vendor and asked what the difference in cost would be to go back to our previous vendor. Dennis explained that Andy's would have been an increase of approximately \$5 per month per house. Bruce explained the importance of notifying the Board right away if there are issues so that we can be proactive with the vendor. Homeowners attending the meeting reported damage on curbing from mowers hitting the curbing, holes in siding, etc. The vast majority of the homeowners present at the meeting were in favor of switching vendors. The concern that Dennis had at this late date was we hadn't solicited quotes from other vendors and we don't have a mechanism to

raise dues midstream if a different vendor is higher. The homeowners would like us to contact Andy's to get a new quote – if the difference is too great we may have to stay with the current landscaping vendor. Trudi will contact Andy's and another vendor for quotes, and then the Board will get back to the homeowners.

Main association – no increase needed.

- The City of Liberty Lake will take over the street lights on Molter, which will give the association a small savings on the electrical budget. There is a discrepancy on what the City actually took over and what we think they should have taken over. There will be additional lights coming on board in the Rocky Hill development.
- We still have some issues with missing water meter reads in Rocky Hill. We are currently working with the Liberty Lake Sewer & Water District to get the bills stabilized.
- There are currently some maintenance costs for an undeveloped area in Rocky Hill that will eventually be deeded over to the City for a City Park. Some extras in the landscaping again for gas surcharge and the extra mowing.
- Dennis explained the additional line item of Labor @ \$10,000. This is for projected repair and maintenance done by Tom, a Greenstone employee. We will save mark-up by using Greenstone instead of an outside firm.
- The Misc. line item of \$1,260 is to repair sprinkler heads that were vandalized at Pump House Park.
- We are over budget on the fence repairs due to the decision (because of a favorable carryover in the budget) to paint the fences on both sides of Molter instead of just one side. Going forward, the budget is increased due to an additional 1,600 feet of common fences that needed to be added to the painting schedule.
- The Board expenses line item was removed due to the fact that decisions by Board tend to be for capital items rather than expenses. Capital items are paid for out of the reserve. Dennis gave the example of replacing the bears in Little Bear Park.
- The carryover is put into an interest-bearing account.
- January 2005 we had close to \$35,000 outstanding in unpaid dues. We ended up having to take one homeowner to court to obtain a judgment. The current outstanding dues is now down to around \$9,000.
- We decided not to lower dues at this time because we're still trying to stabilize the budget.

Motion by Barbara Garner and a second by Bruce Bell to ratify Garden Ridge budget. All voted in favor of ratifying the budget with no opposed.

Motion by Richard Shutts and second by Odin to ratify the Greyhawk budget. All voted in favor of ratifying the budget with no opposed.

Motion by Bob Schneidmiller and second by Brenda Heitzman to ratify the main association budget. Twenty-three votes were received in favor of the motion. These votes will be held until the main meeting commences at 7:30 pm. A homeowner complimented the Board on their fiscal responsibility (i.e., you're spending like it is your own money and not like your feeding a slush fund.)

Motion by Wayne Durnnan with a second by John Heitzman to raise Garden Ridge dues by \$2/home/month (to \$47/month). Eleven votes were received in favor of the motion.

Volunteers were solicited to serve on the Board. This past year, we consistently have had a quorum of at least eight people. Last year, the Board terms were transitioned to three-year terms from two-year terms and the term expirations were staggered. There are currently eight open positions, with terms expiring on five positions and only two Board members that would like to continue. Don Andrews from the Gardens volunteered for Position 6. Sue Schneidmiller volunteered for Position 4.

After a brief break after the Sub-Associations meeting, the Main Association meeting was called to order by Dennis at 7:30 PM.

A. Introduction of Board members

B. Main Association – see above

The Board talked about persons not paying their monthly homeowners association bills and that is why postage was higher because we had to send out additional notices.

Other items discussed:

- Fence repair – see above
- Little Bear Park – see above
- \$30,000 in past dues and we now have under \$9,000
- 2006 Expenses: \$231,412.83 carryover with a \$47,966.88 reserve will drop to \$36,141.88 in 2007
- Avista – see above
- Water bill – see above

A homeowner asked if we accepted bids for contractors? We got a two-year bid last year on landscaping and the only increase was a gas surcharge. In the fall of 2007 we will solicit bids again. Snow removal is done by the city, so therefore no allowance is required for snow removal.

A homeowner asked who manages water usage regarding how long sprinklers run in the common areas? It was explained that sprinklers are intermixed and sharing occurs. Dennis is looking into water usage with the city in regards to the sharing and monitoring of the water. Jason with Greenstone talked about putting in water sensors in the ground and is willing to work with the Association to accomplish this.

The Board approved the general budget at their last meeting and the budget now needs to be ratified by the homeowners.

Motion by Sondra Anderson with a second by Mike Shanks to ratify the 2007 Budget. Twenty-six votes were received in favor of the motion with no opposed. The motion passed.

There are 447 Greenstone proxies that Greenstone is signing over to the Board. The Board also received an additional 53 signed proxies, but they need to go through them first.

Motion by Odin with a second by Jon S. that proxies given to the Board be used to ratify the 2007 Budget and give a quorum for the annual meeting. All voted in favor of the motion.

Board vacancies – there were no volunteers from the audience for any of the Board vacancies.

Dennis pointed out that everyone needs to contact the HOA if they have any problems or concerns. If you want any changes to the CCR's, then get a petition going and get 2/3 of the homeowners to sign it. A member of the audience suggested mailing a monthly letter but understood the cost is high. Dennis suggested getting emails. Trudi stated that a newsletter goes out with the Association bills.

The meeting adjourned at 8:55 PM.