

MeadowWood Homeowners Association
Board of Directors Meeting
May 10, 2006

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

Attendees: Mark Andresick, Pat Cunningham, Scott Kingsford, John Korandy, Becky Kurtz, Odin Langford, Dawn Lenss, Jennifer Mackey, Gary Manthey, Dennis Scott, and Colette Seubert. Trudi Kuhn and Kevin Stocker of Greenstone were present. Several property owners, mostly from the Ridge, were also present.

Absent: Bruce Bell, Karen Mack and Ben Regules.

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

Approval of Minutes: The April 12, 2006 minutes were emailed to the Board on April 16, 2006. John moved via email on April 16 to approve the minutes. Pat seconded the motion via email on April 17. A total of 10 votes approving the minutes were received and the minutes were posted to the website.

Agenda Additions - web pages

Introduction of Guests

Rod H. from the Gardens Ridge asked about law enforcement - who is patrolling? John spoke with Mayor Steve Peterson about patrolling private areas and apparently he said those streets will be patrolled. Gary said S.C.O.P.E. needs volunteers and they also patrol that area. Someone mentioned the neighborhood watch and Trudi stated that Garden's Ridge had neighborhood watch and that she would need approval to give out lists of names and phone numbers to those who patrolled that area.

Other homeowners suggested posting a sign in the common areas stating "this is not a dog area," Trudi said that in the June billing street trees and doggy issues will be addressed. She also stated if you have a problem with dog, you need to call the police station because they are basically "animal control" for the area.

Website Update - <http://meadowwood.com> is now <http://meadowwoodhoa.com>. This new site is hosted by Greenstone. The purpose of the change was to give more options and update the style. The management company purchased both names, so the transition should be seamless.

Board Member Reports

Splash Ads - continue using community calendars and notifications - many in audience had never seen an announcement.

Arboretum Name - Scott spoke with Doug and is ready for a name now. The city has the money and is ready to dedicate the area, but would like a name first.

The elementary school gave three name suggestions, none of which the board liked solely. The board proposed three versions of the names given by the children: MeadowWood Lakeside Arboretum,

MeadowWood Arboretum and MeadowWood City Arboretum. Gary suggested that the board choose one of the names from the children like we had originally proposed. He liked Nature's Palace and he didn't feel that MeadowWood should be used in any manner.

Colette felt we should use part of the children's ideas. Gary made a motion to use Nature's Palace. No second was received, so the motion died.

Mark made a motion to name it Nature's Palace at Liberty Lake, Colette seconded. In discussing this motion, Gary said that we gave the naming rights to the children, therefore their name should stick. Becky stated that adding Liberty Lake or MeadowWood to a name wouldn't really be changing their name. John said that the children would be offended if we do not use their name now. Scott stated this is a forever thing and we need to think about this. A homeowner suggested a Splash ad to solicit names from the community. Mark felt unhappy about the name choices and thought participation was poor.

Scott made a motion to postpone choosing the name until he could speak with Doug again. John seconded. Discussion: plaques would denote that the MeadowWood HOA gifted the property, why do we need our name included?

Odin made a motion to name it Nature's Palace at MeadowWood. Colette seconded. Motion failed with no discussion.

All agreed to postpone further discussion on the name until they had further information.

Lawn Complaints

Carol D. at 927 N. Oakmont Lane said that on April 28th she had curbing poured, and had requested that the lawn guy, Al, not mow near the edging. When they did mow her yard, they drove over the curbing, leaving tracks. The homeowner incurred \$225 worth of damage and the board agreed to pay that.

Donna L. stated that the lawn guys do not have enough equipment to handle the job and does not edge like Andy's used to.

Kay F. on Tanglewood proposed using a push mower instead of the riding mower. Dennis thought the contract stated they were to use push mowers. Kevin from Greenstone stated the contract reads a 21" deck in the front yard and a 36" deck w/bag for the back yards.

Don T. at 9191 Oakmont stated that his wife spoke with the gardeners about edging and they said they would come back and edge the parts they missed, but they never did. The riding mowers they use are cutting the root systems and allowing the grass to die. Are they supposed to use a push mower instead? Some owners even thought the mowers were carrying fairy ring from one yard to another.

Many complaints arose regarding the terrible edging. Dennis stated that Greenleaf is new and we can terminate them if they do not fulfill their contract, however, he felt that since everyone has spoken with them they should give them another try.

Kevin from Greenstone spoke about the hard edging. Dennis stated additional hard edging could be done at a cost to each individual homeowner.

Street Lights - Nothing new to report. City is mulling over what to do. Board suggested to John that he give a written proposal to the city on what we would like them to do, that way our thoughts are known to them.

Geraniums - need to be planted around the 20th of May. A motion was made to pay someone to plant them as long as the cost was under \$200. Motions was seconded and passed. Trudi will hire someone.

Cottage Entry Sign Expense - John stated that this is two separate issues: reimbursement and financial controls. A motion was made to reimburse Jennifer and Colette for expenses. Motion failed after no second was made. A motion was made to reimburse Jennifer for landscape material only. Scott seconded. No discussion, motion passed.

Question of whether to reimburse Jennifer for bed liner for truck and dinner for all who participated. Scott stated that the bed liner reimbursement was okay, but the dinner was not. Scott made a motion to approve bed liner and not dinner. Colette seconded the motion. No discussion.

John made an amendment to the motion to state the approval of the cost of the bed liner and dinner with the intent to set spending guidelines after this incident. No second was made, so the motion failed.

Vote on motion as stated by Scott, motion failed.

A motion was made to pay for half the bed liner and no dinner. John seconded the motion, no discussion, motion passed.

John made a motion that any expenses over \$200 needs Board approval. Any soft expenses over \$25 would also need Board approval. Expenses that are considered an emergency and that are less than \$1,000 can be approved by any officer. The motion was seconded by Mark. Motion was approved by all.

Pump House Park Improvements - Odin made a motion to approve the bid and get the work done for \$4,794 (which included 2 shade trees which will NOT be Maple trees). Scott seconded the motion. Motion was approved by all.

Fence Painting - Dennis wanted to know if the Board thinks we should take on the painting of fences that border common areas. It was decided that Greenstone would contact those people who are not taking care of the fences and inform them that they need to care for them. Motion was made by Odin to stay out of it and to let Greenstone handle it. A second of the motion was made by John. Motion was approved by all.

Trudi then brought up that if we painted all of Molter this year, it would cost more than our allotted \$5,000 per year. The total cost would be \$8,500. John made a motion to paint all of the fencing on Molter for the cost of \$8,500. No second. A discussion then took place and Odin made a motion to do all of the fencing on Molter for the cost of \$8,500. A second of the motion was made by Scott. The motion was approved by all.

Meeting was adjourned at 10:30 pm.