

**MeadowWood Homeowners Association
Board of Directors Meeting
August 16, 2006**

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

Attendees: Dawn Lenss, Scott Kingsford, John Korondy, Colette Seubert, Odin Langford, Dennis Scott, Karen Mack, Gary Manthey, Mark Andresick, and Becky Kurtz (arrived later).

Absent: Bruce Bell and Pat Cunningham.

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

Approval of Minutes: The July 12, 2006 minutes were emailed to the Board on July 19, 2006. After some clarification regarding a statement made by one of the guests, John moved via email on July 19 to approve the minutes. Colette seconded the motion via email on July 20. A total of eight votes approving the minutes were received.

Guests: Trudi Kuhn from Greenstone Company, and homeowners Terry and Heidi Eutsler from Rocky Hill.

Old Business

Budget Review:

The balances in the bank as of 7/31 are as follows:

Checking \$7,970.32
Money Market \$56,924.85

Association/ Sub Association	Expenses		Transfer, Late, and NSF Fees	Interest
	YTD	Dues YTD	YTD	YTD
MeadowWood	\$104,817.75	\$112,639.21	\$14,635.46	\$1,205.14
Garden Ridge	17,147.97	25,406.70		
Grayhawk	2,252.73	3,533.40		
Association Total	\$124,218.45	\$141,579.31	\$14,635.46	\$1,205.14

Dennis asked Trudi about moving some of the legal expenses to the code enforcement line item instead? Trudi made the case for keeping the expenses under legal. Legal expenses should eventually be recouped.

We now have a healthy income in the Garden Ridge.

Odin asked about a possible review of how the investment funds are doing. They are invested in a money market account so the funds can be transferred to the checking account as needed. Dues assessments are deposited directly into the money market account.

Delinquent dues amount is \$3,094.13.

Enforcement:

At the pre-meeting last week, Trudi and Jim Frank from Greenstone Company showed the Board members present some samples of the reporting capability for tracking code enforcement. The reports identify what type of violation, status, source of complaint, date and type of action, etc. Dennis passed around the report samples for the Board to review. The reports address the information that the Board has been seeking.

We've had issues with homeowners that use their boat on an almost daily basis and re-park it in their driveway, then say that because they're using it every day, they are in compliance with the Rules and Regulations. Do we need a clarification of the rules to prevent this from happening?

What about when a Board member reports a violation along with a photo? Is this sufficient proof of a violation? Or does the management company have to verify the violation first?

It comes down to the intent of the Rules and Regulations. Do we want to rewrite the rule to clarify the rule as to the intent of the rule? Discussion followed on various Board members' perceptions on what the original intent was. Dennis suggested clarifying our intent, and then go to the attorney for assistance in writing the rule so that enforcement can take place. Trudi has two current cases where the next step would be to fine the homeowners. The chronic violators appear to be working the system by periodically moving their recreational vehicles, stating that thereby they aren't in violation of the Rules and Regulations.

Odin moved that we instruct the management company to take enforcement action against the current chronic violators and seek clarification on the Rules and Regulations wording from the attorney at the same time. A second of the motion was made by John. All voted in favor of the motion, with none opposed.

Web site:

Scott reported that the management company has a dedicated web person to maintain association websites. Updates are made every Thursday. Any updates or changes to be made need to be given to Scott, who will then send the updates to Trudi. Trudi is working on getting the Contact form updated to copy Dennis and Colette as well.

Board Member Reports

Splash ad/notifications – Mark ran the ad on the Thursday before the second Wednesday (when we would have previously had the meeting), with the notification that the meetings had been moved to the third Wednesday of the month. He also included the message that there are three openings on the Board and that we're seeking volunteers to fill the open positions.

Board member positions – three replacements are needed for the open positions. Colette and Scott both have people that are interested in joining the Board.

New Business

Rules & Regulations – update/clarifications – Dennis and Scott are going over the Rules and Regulations to identify when the Board specifically approved each item.

Greyhawk monument – we requested a breakdown of the \$320.38 fee for the pruning and trimming. The invoice didn't include any additional detail other than it included the dump fee. Trudi knows that there were a couple of people performing the work and that it did take several hours. In this case, it would appear then that the charge was appropriate.

Street light in Desmet Court – this has been installed. Some homeowners on Desmet Court requested the light. Avista installed the light and the association will pay the monthly electric charges.

Greenstone Company restructuring – Rockwood Property Management (a subsidiary of Greenstone) will take over property management duties – providing another layer between the Board and Greenstone. Trudi would be part of Rockwood Property Management.

New homeowners – Greenstone sends out a welcome letter, but the Association Board doesn't currently. Board members agreed that a welcome letter needs to go out from the Board as well. It was suggested that a welcome letter from the Board also needs to go out to new resale homeowners. Dennis will draft a letter and email to the Board for our input.

Date to review the 2007 budget – Dennis and Trudi will meet in September to draft the budget. The Board will go over and approve the budget at our meeting in October. The annual meeting is slated for November 15th.

Gardens sign repair – the “The” is missing from the Gardens sign. Do we want to replace it (very difficult to match the font and also expensive), or just patch and paint it so the sign just reads “Gardens.” Colette moved that the Association would not replace the “The” and to paint over the space instead. Mark seconded the motion. All voted in favor, with none opposed.

Individual mail/paper boxes – Becky asked about the status of the old individual mail/paper boxes. There is an area that was grandfathered in where there are individual mailboxes and not a common mailbox station. Trudi asked the Post Office about this – they don't put in the stations, the developer normally does. Enforcement is needed for those people that are outside of the grandfathered area that are clearly in violation.

Survey – Do we need to run a new survey to get a feeling on how we're perceived and as to how we're doing? After a brief discussion, the issue was dropped for now.

Greyhawk pillar resealing quote – the current seal coat is still good. The quote is for an only aesthetic resealing because homeowners are requesting a more “glossy” appearance. Dennis suggested that since it is optional, we would let the Greyhawk owners know that they will bear the cost if they want to go ahead with an additional glossy seal coat next year.

Common area fence painting – Trudi brought up an inquiry that she received from a homeowner at Desmet and Wright about a common area fence there that badly needs paint now, and the homeowners felt it couldn't wait for a year or two for it to come up on the schedule. Trudi presented a quote of \$162.90 to paint the 50 feet. Dennis asked for someone from Greenstone to go out and inspect the fence to see if it could wait until next summer's schedule. Dennis suggested that we could bump the regular schedule and paint the common area fences next summer instead. John moved that we instruct Greenstone to inspect the fence near Desmet and Wright to see if painting is needed before this winter, otherwise we would bump the schedule and paint all of the common area fences next summer. A second of the motion was made by Mark. All voted in favor of the motion.

The meeting adjourned at 8:25 PM.