



MEADOWWOOD

Your Home At Liberty Lake

Meadowwood HOA Board of Directors Meeting

Wednesday, August 24, 2016

Liberty Lake City Hall

Meeting Minutes

The meeting was called to order at 7:01 PM.

Director(s) present: Scott Kingsford, Anthony Frei, Jon Swatzell, Sharon Carvo, Charles Matthews, John Mellick and Richard Haugen. A quorum of directors was present.

Director(s) absent: Steve Kempf and Debbie Fucile.

Also present: Bill Butler of WEB Properties Inc. and 17 Homeowners signed in ~~(most included two from a home)~~

I. Park Reports

- a. Little Bear Park – Suspended until next meeting
- b. Five Fingers Park – Suspended until next meeting
- c. Pumphouse Park – Suspended until next meeting

II. Financial Update

- i. A general update of the most recent due increases was discussed. Scott Kingsford apologized for the lack of prior notice of the increase. As there had been a number of meetings in late 2015 and early 2016 were the Board actively reviewed all facets of each budget in the association.

III. Old Business

- a. RV/Boat Infractions and timing – Suspended until next meeting
- b. 2019 S Carson Range St Application – Suspended until next meeting
- c. Trailers behind fences – Suspended until next meeting.

IV. New Business

- a. Homeowner Request for the Board to consider installing swings in parks – The Homeowner that made the request was present and the topic was discussed. It was noted that swings have been looked at in the past and no action was taken as the cost was prohibitive given the declining reserve amounts and dues increases.
- b. Clean up exposed utility stubs. – Suspended until next meeting
- c. Paint Light Posts along Settler – Suspended until next meeting

V. Open Forum

Items on the Agenda, Suspended until next meeting, was recommended by Scott Kingsford – President, in order to let Homeowners in attendance to speak to issues they were in attendance to discuss. Motion was made by Richard Haugen and a second by John Mellnick. All voted in favor.



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With the exception of two residents, all were from Garden Ridge. The discussions and comments in general centered on the following topics:

- a) Lack of notice prior to the dues increase
- b) Landscaping – Second rate service, clippings blown back into residents porches and garages, need for more fertilization and possible diseased lawns with no treatment. Not adjusting mower heights for the different seasons.
- c) Streets not being taken care of with crack sealing and seal coating. Some areas are alligating.
- d) Snow blowing of streets – service needs to be increased to keep free of snow and ice. Look into plowing driveways as part of the service.
- e) Cars and truck parked on the street clogging traffic ways. Need more infractions sent to clear these areas.
- f) A fence that needs painting by the Homeowner.
- g) Would like to explore the possibility of gates being added to the entrances.

It was suggested that a Garden Ridge homeowners meeting be held to explore their specific budget, review contracted services, consider reserve study repairs needed and get input from residents on the best way to proceed from both financial and practical perspective. A date of September 20, 2016 was chosen and the information will be posted on the website. No mailing will occur in order to save funds. Residents in attendance indicated they would go door-to-door and inform others of the date, time and location.

VI. Adjournment – 9:55 PM