



MEADOWWOOD
Your Home At Liberty Lake

Meadowwood Annual Preparatory Meeting Talking Points
October 19, 2016 7:00 PM
Liberty Lake City Hall

1. **Call to Order – 7:02**
2. **Directors Present – John Mellick, Debbie Fucile, Scott Kingsford, Jon Swatzell, Sharon Carvo, Charles Matthews**

Directors Absent – Steve Kempf, Richard Haugen, Anthony Frei

3. **3 Director Positions Open**
 - a. **Re-Elect or Replace Existing Directors;**
 - i. **Scott Kingsford, Richard Haugen, and Sharon Carvo all are willing to serve. If any other homeowners in the community are willing to serve, they are welcome to come forward for consideration.**
4. **Current Collections Status – This item was skipped in lieu of the other items on the agenda.**
5. **Landscape Bid Review – WEB Properties toured with Clearwater Summit in October to build a scope of work to use to solicit competitive bids. Clearwater provided snowplow bids for the 2016 – 2017 season. The Board will review and work with management to get clarification on some items in the Clearwater bid.**

Garden Ridge homeowners have asked to have the trigger point of 4 inches reduced to 2 inches, along with additional de-icing. This more aggressive snow plowing and de-icing plan will cost more money than in years past. Anticipating cost increases are difficult to determine because we do not know how many snow events will happen, or the severity of the individual event.

An average snowfall needs to be anticipated in the fiscal operating account from year to year. A savings account should be utilized to deposit budget carry-overs that can be used when snow removal exceeds the anticipated budget. This does not affect the reserve account at all. Sharon Carvo moved that Garden Ridge, Grayhawk, and Rocky Hill adopt a 2 inch snowfall trigger with de-ice before a projected snow event. Charlie Seconded the motion, and the motion was passed unanimously.

6. **Draft Budget Review – The Grayhawk draft budget was submitted to the Board. The difference from 2016 to 2017 is the contribution to the reserve account in both the income and non-operating expense categories. Additionally, in years past, the landscaping budget was a one line expense called “landscaping contract.” Going forward, expenses will be broken out line item by line item including mowing, sprinkler repair, spray/fertilization, and others. At the budget review meeting, we will have projected expenses from real bids entered into the draft budgets for possible adoption by the Board. A savings to the community will be WEB employee taking care of sprinkler heads in 2017.**

- 7. Review of Projected Shortfalls in 2017 – We do not anticipate any budget shortfalls in 2017.**
- 8. Documents Mailing to Homeowners – A mock ballot and proxy was brought to show what format could be used to send to homeowners in anticipation of the upcoming election at the next Board meeting. The Board approved the use of self-addressed and stamped postcards for the proxy/ballot mailing for the Annual Meeting in November.**
- 9. Review of 2016 Annual Meeting Agenda**
 - a. Gift Card Amounts for Annual Meetings – Six twenty five dollar gift cards are going to be used from local businesses as an incentive to attract homeowner involvement. Cork House, Field House, Barlow's, Bellacrosta Bakery, The Well, and Home Depot gift cards will be raffled off.**
 - b. Forms of Notification to Homeowners – An advertisement for the Annual Meeting was printed in the November issue of The Splash. Additionally, the meeting date will be advertised on the website, in the ballot/proxy mailing, and these minutes will serve as notification. The Annual Meeting is scheduled for Wednesday, November 16th.**
- 10. Utility Stump Remediation – Along Garry Drive, there are utility stumps standing approximately four feet above the ground. WEB Properties will look into the cost and feasibility of making these utility stumps less visible.**
- 11. Open Forum – A homeowner in attendance suggested that each neighborhood have a representative on the Board, and a discussion followed. The Board would be happy to have volunteers for Directors Positions, but it is very hard to even get people to attend the meetings, let alone volunteer for director.**
- 12. Adjournment at 9:05**