



MEADOWWOOD

Your Home At Liberty Lake

Meadowwood HOA Board of Directors Meeting

Wednesday, February 15, 2016

Liberty Lake City Hall

Minutes

CALL TO ORDER

The meeting was called to order at 6:02 PM.

Board members present: Anthony Frei, Sharon Carvo, John Mellick, Jon Swatzell, Steve Kempf, Charlie Matthews, and Scott Kingsford.

Also present: Bill Butler and Eric Lundin of WEB Properties, Inc.

Summary of Financials

1. Eric Lundin gave a review of the financials as of January 31st 2017.
2. So far, the Meadowwood HOA has received 240 votes to ratify the budget and 27 votes against ratification. 662 votes against ratification were needed to defeat the budget. The budget was passed.

Old Business

1. The HOA has begun lawsuits for money judgments against the homeowners at 1400 Oakland, 1312 N Ormond, and 1220 N Ormond. We have been contacted by 1400 Oakland, who has questioned several items on their ledger especially CC&R fines. We referred them to our attorney for negotiations. An offer has been tendered by 1312 N Ormond, and we hope to be able to begin collecting \$500 per month on the account in February. We have instructed our attorney to draft an agreement for the homeowners at 1312 Ormond to sign. 1220 Ormond has gone into foreclosure, and we have therefore not pursued any action against them.
2. WEB Properties has drafted a letter that can be sent to every delinquent homeowner, at the Board's direction. After discussing the letter, and several different thresholds to trigger the mailing of the letter, it was moved by Anthony that if a homeowner is delinquent the equivalent of three periods of HOA Dues, the homeowner will receive the delinquency letter every month. John seconded the motion, and it was passed unanimously.
3. WEB Properties has drafted a Notice of Impending Lien that can be sent to homeowners as well. This differs from the delinquency letter in that it precedes legal action. With the Boards approval, WEB Properties will forward the letter to the HOA attorney for review. After discussing the letter, and several different thresholds to trigger the mailing of the letter, it was moved by Steve that if a homeowner is delinquent the equivalent of four periods of HOA Dues or \$1,000.00, the homeowner will receive the Notice of Impending Lien. Jon seconded the motion and it was passed unanimously.
4. With the new letters in place, and positive results from previous lawsuits, the Board discussed continuing with the next round of lawsuits. The discussion was tabled for the time being, and WEB



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Properties will email the Board a list of the next highest delinquencies. The Board will decide via email how many to pursue in the next round of suits.

New Business

1. Three officer's positions are up for election. After a discussion among the Board as to who is available for the positions of President, Vice President, and Treasurer, it was motioned by Sharon that Scott Kingsford be elected President, Jon Swatzell serve as Vice President, and John Mellick serve as Treasurer. Steve seconded the motion, and it was passed unanimously.
2. The homeowner at 24351 Spencer Ct has personal extenuating circumstances they have brought to the attention of the Board. Based on these circumstances, the Board agreed to waive more late fees and interest than usual, and offer to settle the account for \$1,000.00. WEB Properties will email the homeowner the offer as well as the conditions that it must be paid in full within 45 days, and that the homeowner must stay current for the next year.
3. The last reserve study was completed in 2012. The Board feels it is time to update the reserve study. WEB Properties will contact three different reserve study companies to solicit bids for a reserve study update.

Open Forum

1. There are utility stubs on Garry street left over from the development of the HOA. Steve has asked WEB Properties to research whether these utility stubs can be buried. WEB Properties will reach out to the City, and report their findings to the Board.
2. A homeowner contacted the Board concerned about the number of plows of the alleyways in the Rocky Hill neighborhood. WEB Properties will ensure that the number of plows the alleys received is the number of plows the HOA pays for and no more.

The meeting adjourned at 8:40 PM.