



**Meadowwood HOA**  
**Board of Directors Meeting**

**April 19, 2017**

**Liberty Lake City Hall**

**Minutes**

- I. The meeting was called to order at 7:01 PM
  - a. Director(s) present: John Swatzell, Scott Kingsford, Anthony Frei, John Mellick, Charlie Matthews, and Richard Haugen. Director(s) absent: Sharon Carvo Wayne Durnin, and Steve Kempf.
  - b. Homeowners / Guests – Three homeowners were present, see sign in sheet.

The Board opened the meeting up to homeowner comments first. Homeowners who live in the HOA with a commercial vehicle spoke to the Board. Reading of the CC&R was made during the discussion, and the key issue was identified as a problem with the logo on the vehicle. The Board tabled the issue, and instructed WEB Properties to suspend enforcement of commercial vehicles for further discussion and review.

- II. Eric Lundin gave a review of the financials. Board members were all given copies of the Board of Directors Meeting Agenda.
- III. Old Business
  - a. Lawsuit Update for 1400 N Oakland Rd – We received an offer of \$2,000.00 from the homeowner at this address. Our attorney believes they will fight our suit in court based on two factors and recommends a compromise, although he is prepared to “go to the mat” and seek a judgment for the full amount. First, \$3,041.15 was from the previous management company, and second, they claim the CC&R Fines added to their account were for their neighbor’s violations. John Mellick motioned that we remove previous HOA balance and offer them \$6,900.00, which was seconded by Anthony Frei. After discussion, a four to one vote was recorded in favor of the motion.
  - b. Delinquency Review – At the last Board meeting, the Board asked WEB Properties to identify the next six delinquencies for possible legal action. We have identified six at the MeadowWood HOA and two at Rocky Hill that we recommend for possible legal action. Ledger breakdowns for each homeowner were presented to the Board. John Mellick has agreed to provide the Board with property profile reports on the eight candidates.
  - c. Utility Stubs – The utility stubs that are showing next to Little Bear Park are on private land. The Board has decided to seek input from City Code Enforcement.
  - d. Beech Tree Replacement – The Board and Management worked with the City last year, and asked the City to consider trees other than the Beech tree as a replacement for Ornamental Plums. They recommend that “...Maples, Ash, Oak, Ginkgo, Linden, Katsura, Honeylocust, Parrotia, and Hawthorn would be much more suitable as street trees. Of course, it depends on whether the space can handle a small, medium or large tree.” The Board has instructed management to see if the ARC has a replacement species for the Ornamental Plum trees in light of the recommendations of the City of Liberty Lake.



**MEADOWWOOD**  
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IV. New Business

- a. Commercial Vehicles – See notation above.
- b. Reserve Study Update – We have received three bids from reputable companies to update the reserve study at MeadowWood and the three sub-associations. The Board approved the bid from Pfaff Engineering and directed WEB Properties to contact them as soon as possible.
- c. Landscaping Bids – The Board reviewed and discussed the bids presented by WEB Properties for landscaping work at each of the separate HOA's. The Board approved the recommendations by WEB Properties for Meadowwood, Rocky Hill, and GrayHawk as presented on the summary page with the exception of Garden Ridge. WEB was asked to negotiate with Haase Landscaping to secure more favorable pricing on the Garden Ridge mowing contract, and if they agreed, offer Haase the entire Garden Ridge contract, even if they were 10% above their competitor's price. Without a formal vote, the Board agreed to this plan and adjourned the meeting.

V. Open Forum – The open forum was moved to the beginning of the meeting. Please see note above.

VI. Adjournment was at 9:30 PM