



Meadowwood HOA
Board of Directors Meeting
June 28, 2017
Liberty Lake City Hall
Minutes

- I. The Meeting was called to order at 7:01 PM
- Director(s) present - Anthony Frei, John Mellick, Scott Kingsford, Steve Kempf, Richard Haugen, Jon Swatzell, Charlie Matthews, Wayne Durnin. Director(s) Absent: Sharon Carvo
 - WEB Properties Inc - Bill Butler and Eric Lundin are present.
 - Homeowners / Guests - Nine homeowners were present, see sign in sheet.

The Board opened the meeting up to homeowner comments first. Homeowners who live in Garden Ridge commented on the quality of the yard care. They would like the old landscapers back. Issues ranging from fence tire and mower marks, catching the grass, and edging were brought up. After the Board and homeowners discussed the issues and approach, it was decided that WEB Properties would reach out to Senske and ask them to use small mowers where appropriate, and to weed whip all border areas of all yards at Garden Ridge.

A homeowner who did not have a tree planted by the developer came to ask the Board if they were still responsible for planting a tree in their parking strip, or if the developer should do it. The Board believes the homeowners were charged for this service, and therefore the expense is the responsibility of the homeowner.

- II. Approval of February and April Meeting
- February Minutes – The February minutes were presented to the Board for review. After review, it was pointed out that they should be amended to show that Charlie was at the meeting. John Mellick motioned to approve the minutes with these changes, Steve Kempf seconded the motion, the motion passed unanimously.
 - April Minutes – The April minutes were presented to the Board for review. After review, it was pointed out that they should be amended to show that Steve Kempf was absent from the meeting. Anthony Frei motioned to approve the minutes with these changes, Jon Swatzell seconded the motion, and the motion passed unanimously.
- III. Eric Lundin gave a brief review of the financials. Board members were all given copies of the Board of Directors Meeting Agenda.



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IV. Old Business

- a. Lawsuit Update for 1400 N Oakland Rd – The homeowners have made a counter offer to our \$6,900.00 installment offer with a one-time, \$5,000.00 cash offer. Charlie Matthews motioned to accept the one-time \$5,000 cash offer plus additional legal fees and lien release fees. Jon Swatzell seconded the motion, and the motion passed unanimously.
- b. Delinquency Review – The homeowner from 1214 N Stevenson Road attended the meeting to address the Board. They have fallen behind on their dues, and would like the Board to accept \$1,100.00 at closing to subordinate the lien on the additional balance. Anthony Frei moved to accept the \$1,100, and to draft an agreement requiring the homeowner to pay an additional \$1,500.00 to satisfy the remaining dues, plus additional legal and lien release fees. Richard Haugen seconded, the motion passed unanimously.
- c. Utility Stubs – Based on the time, and other agenda topics at hand, this topic was tabled. After the meeting, WEB Properties contacted Avista, and Avista agreed to bury the cables.
- d. Reserve Study Update – WEB Properties received the first version of the reserve study on June 22. The reserve study has been forwarded to the Board for review, but it does state “the current level of funding of the reserve for the common areas is not adequate, and short term funding increases for each association are recommended. We will review the study more thoroughly and have our recommendations to the Board later in the year. The Executive Summary was provided for the Board. A full review of the reserve study will be undertaken at the August meeting. Several Board members voiced their opinion that another dues increase would be difficult for homeowners to accept, even with a new reserve study to justify the action. The Board tabled the issue until a full review of the study could be made.
- e. Commercial Vehicles – At the last Board meeting, this issue was tabled without resolution. After lengthy consideration and review of the topic, the Board decided to continue enforcement of the Chem Dry vans immediately. Additionally, a Motion was brought by Charlie Matthews to allow signs limited to two square feet on the driver’s door, and two square feet on the passenger door, or four square feet on the back window. Richard Haugen seconded the motion which was passed unanimously.
- f. Trip Hazards – The trip hazards throughout the community have been identified. Those homeowners who have hazards that can be taken care of by the City will receive a letter and the City application. Those homeowners who have a problem the City cannot maintain will receive a letter offering favorable pricing by our vendor, once a price has been established. Currently, concrete vendors are playing catch-up because of the long rains in the spring. Therefore, the Board directed WEB Properties to separate those addresses that do not qualify for City remediation from the drafted letter, and send the notices and release form to homeowners the City can help.
- g. Fence Painting – The fence painting vendor has been chosen, and we have identified additional areas that need repairs and paint. The painter can paint any time in the next four to six weeks, we are waiting on his written guarantee of workmanship before we approve the work, which is expected by the meeting.
- h. Park Recommendations & Action – We have received a bid from Black Dog builders. While we have reached out to other recommended vendors, we have not heard back from them. This topic was tabled, and the work was not approved.



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V. New Business

- a. Garden Ridge Road Repairs – The City of Liberty Lake gave their opinion to the Board that seal coating is not necessary. The seal coating is designed to be a UV protectant that adds oils back into the asphalt. The straw poll of Garden Ridge homeowners in attendance unanimously voted to seal coat the streets. Motion was proposed by Wayne Durnin to approve Inland Asphalt blacktop repair, and ask if the crack fill and seal coat bids can be lowered to meet the best price. John Mellick seconded the motion. Seven Directors voted in favor, Richard Haugen opposed based on the price of the bid because there was too much discrepancy between the bidders. The motion passed.
- b. Meadowwood Common Area Sprinkler – The Meadowwood common areas sprinkler systems are maintained by Senske. Their cost for sprinkler repairs per their contract is \$65.00 per hour. WEB Properties sprinkler engineer costs approximately \$25.00/hour. John Mellick motioned to have WEB personnel check and fix any sprinkler issues. Anthony Frei Seconded the motion, which was passed unanimously.

VI. Open Forum

VII. Adjournment at 9:55 PM