



Meadowwood HOA
Board of Directors Meeting
August 16, 2017
Liberty Lake City Hall

The meeting was called to order at 7:00pm

- I. Introductions
 - a. Board of Directors
 - i. Present: Scott Kingsford, Steve Kempf, Anthony Frei, Jon Swatzell, Richard Haugen, Wayne Durnin, Charlie Matthews
 - ii. Absent: John Mellick, Sharon Carvo
 - b. WEB Properties Inc
 - i. Present: Eric Lundin and John Schumaker
 - c. Homeowners / Guests
 - i. Six homeowners were present, see sign-in sheet

The Board opened the meeting up to homeowner comments to begin. A prospective buyer asked the Board about the process for submitting and receiving approval for an architectural request. Scott Kingsford explained the process and the relationship of the Architectural Review Committee to the HOA.

A homeowner asked about employees of a business parking their personal vehicles at a home during the day, only to then leave at night. After discussion amongst the Board it was decided that WEB Properties will contact the attorney for the HOA and discuss the section in the CC&Rs regarding running a business out of a home.

- II. June 28th Board Meeting Minutes have been approved via email
- III. Eric Lundin gave a brief review of the financials. Board members were all given copies of the Board of Directors Meeting Agenda.
- IV. Old Business
 - a. Legal Action update for 1400 N Oakland Rd – Although our attorney has taken the Board’s counter-offer to the homeowner, they have not yet responded. The Board instructed WEB Properties to contact the attorney and ask for the homeowners answer.
 - b. Delinquency Review - John Mellick previously agreed to research the five outstanding delinquencies to present to the Board for possible legal action. Once complete this will be forwarded to all Board members for review.



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- c. Reserve Study Review – WEB Properties provided a summary of the new reserve study. Current funding is not adequate and the Reserve Study recommends that HOA Dues be increased for Meadowwood and the three sub-associations. Meadowwood would need an \$0.84 increase per month per homeowner, Garden Ridge would need an increase of \$6.61 per month per homeowner, Grayhawk would need an increase of \$12.81 per month per homeowner, and Rocky Hill would need an increase of \$1.88 per month per homeowner. Scott Kingsford will research the data further.
- d. Trip Hazards – The City has begun doing trip hazard remediation along Settler Road. WEB Properties sent a letter and City of Liberty Lake work authorization form to affected homeowners.
- e. Fence Painting – Fence painting has been scheduled for the week of September 11th through the 15th. WEB Properties maintenance personnel will do the repairs to fences this year at a substantially reduced cost from vendors work. There was a discussion amongst the Board about how bids for fence painting are put together and establishing a fence painting time table for bids and work over a four year cycle going forward.
- f. Park Recommendations & Action – As noted in the July monthly report, the vendors we have had look at Little Bear Park have stated *“I doubt that in the event of any injury there would be absolutely no liability support from the manufacturer.”* However, only one has been willing to bid the remediation, at a cost of \$800.00 plus the cost of railing and tax. WEB Properties will get a final bid from the vendor that includes the cost of the railing and send to the Board for review.
- g. Garden Ridge Road Repairs Update –
 - i. GR Street Repair: Inland Asphalt will tear up and grade on October 2nd and 3rd. The dates for the new blacktop are not set yet. Jared is working on that part and will contact us.
 - ii. Crack Fill & Seal Coat: C&H is still setting up the schedule for our project and it looks like a September job.
 - iii. The first application of weed killer in the cracks has been completed by Senske.
 - iv. WEB Properties will send a postcard and reminder email to all Garden Ridge homeowners as the start of work approaches.

V. New Business

- a. Trees along Mission – The City has asked the HOA for plans to replace approximately fifteen trees along Mission. WEB Properties will provide bids to the Board, if this is something the Board would like to move forward on. The Board directed WEB Properties to provide three bids for review.

A homeowner asked about replacement of the tree that was removed from 22918 Eagle Bend in Garden Ridge without ARC approval. WEB Properties will follow up with the ARC and the homeowner regarding replacement.



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- b. 2018 Landscaping Bids – WEB Properties presented 2018 Landscaping bids for the Board to review at the meeting. WEB Properties will follow up with Clearwater Summit regarding the irrigation repairs in Rocky Hill and receiving a landscaping bid for 2018. There was a discussion amongst the Board and homeowners regarding the scope of work that is provided to vendors for bidding. WEB Properties will obtain three additional bids and forward them to the Board.

Wayne Durnin asked why the clippings are not being bagged in Garden Ridge. Scott Kingsford and Eric Lundin confirmed that on the recommendation of Senske, the decision was made to mulch. After discussion amongst the Board, it was decided that WEB Properties will contact Senske to have clippings bagged for the remainder of the season per the contract that was signed.

Anthony Frei asked about the watering of HOA common areas along E Boone Ave. Eric Lundin discussed the improved results that have been seen since WEB Properties began using their maintenance engineer for irrigation maintenance.

VI. Open Forum

A homeowner asked about the formation of the Garden Ridge subcommittee not being an item on the agenda. There was also a discussion amongst the Board and homeowner about allowing Senske to learn as mistakes are made and that homeowners should not be permitted to give any instruction to Senske. As well, the homeowner requested that if Senske is going to mulch for the health of the lawn, they must use a mulching blade. Wayne Durnin set a date of Wednesday August 23, 2017 at 7:00pm for the Garden Ridge subcommittee to meet.

Anthony Frei asked the status of a homeowner complaint phone call with WEB Properties. Eric Lundin recounted the interaction that took place. The homeowner will be contacted by Bill Butler of WEB Properties.

VII. Adjournment at 9:04pm