

MeadowWood HOA

Board of Directors Meeting
October 20, 2021
GoToMeeting Virtual Platform

The meeting was called to order by President Scott Kingsford at 7:05 pm

Directors in Attendance: Scott Kingsford, Sharon Shutts, Jacob Andersen, David Jesse, Karen Pagliaro, Rod Segraves, Eugene Winter, Marsha Binder

Rockwood Property Management: Gil Pierce, Tisha Goodman

Prior Meeting Minutes: Approved Via Email & Posted

Financial Review: No Report

Old Business:

- **Snow Plow Contracts:** The snowplow contract has been completed and signed with C&C Yard Care for the 2021-2022 season. They are experienced with our community and the service provided last season went well.
- **Five Fingers Mud Bog** - This is not yet resolved and will be addressed in Spring 2022. MeadowWood and City Hall will coordinate this project.
- **Pumphouse Park** - Christine from Intermountain Playground reported that she thought the slide would be at their warehouse last week and as a today it had not arrived. We will continue to follow-up with Christine.
- **Little Bear Park Statues** - Eugene reported that the Bears painting had been completed and delivered to Derrick for installation. The Bears have been installed at the park and the project is completed.
- **Preble Common Area Fence Painting** - The planned project on Country Vista from Five Fingers Park to Molter is completed. The storm damaged fence from Country Vista to the Post Office has also been completed.

New Business

- **Voting Process:** October 29 - Homeowner Packets are mailed
October 25 - Deadline for Director's Application
November 17 - Nominations from the floor

Karen advised the board that she has posted this information on the unofficial FB page.

- **The Greens (Gray Hawk) Separation:** Sharon reported that she should have the 22 Original Deeds collected this evening. Sharon will drop them off to Catherine at Rockwood Property Management to make copies.

By Laws Language: Article IV, Section 13:

To, by resolution, separate and remove a subdivision from the Association provided that each owner in the subdivision to be removed, consents to removal and signs the document or Amendment to that Declaration that separates and removes the subdivision from the Association.

Jacob Andersen made a motion to add this language to our By Laws, Eugene Winter seconded. The motion passed unanimously.

The **Resolution for Separation** document was provided by email to the Board for review. Jacob Andersen made the motion to accept the Resolution for Separation, Rod Seagraves seconded the motion and it passed unanimously.

The **Amendment to Declaration of CCR** document was provide by email to the Board for review. Jacob Andersen made the motion to accept the Amendment and Eugene Winter provided the second. The motion passed unanimously.

Scott Kingsford and Rod Seagraves will sign the documents. Scott will take the documents to the County to file.

- **CCR Committee Report-Cost Analysis-Board Decide to Move Forward**

The Board discussed the Report and felt like it would be worthwhile to collect more data on a couple of the Amendments. Is there an option to get around the 100% Approval required on some of the Amendments. Sharon and other members felt it was important to address Rental Property Restrictions. It was recommended to Table the CCR project until the end of March 2022. The vote by the Board was unanimous to table this for now.

- **2022 Draft Budget Review - Adoption**

The Board was presented with the Draft Budget for MeadowWood, Garden Ridge and Rocky Hill. It was recommended by Scott and RPM to increase the assessments to MeadowWood and Garden Ridge. The Board can approve a 10% increase to the assessments and it has been a long time since MeadowWood or Garden Ridge have seen an increase.

The motion was made by Sharon Shutts to increase the assessment by 10% (\$2.00 per month) for MeadowWood. The motion was seconded by David Jesse and passed by the Board unanimously. This increase will be effective January 1, 2022.

The motion was made by Karen Pagliaro to increase the assessment for Garden Ridge by 10% (\$8.30 per month). The motion was seconded by Sharon Shutts and passed unanimously by the Board. This increase will be effective January 1, 2022.

Scott will take a closer look at the Reserve Study to determine how they took road improvements for “all areas” into consideration.

Also, Tisha from RPM mentioned in preparing the draft Budget for our meeting that some of our expenses had significant increase such as water, electric and incremental increase on contracts. Tisha also said RPM would have a better sense of the financials after their first year of management. RPM will provide more detailed line items for example Landscape, they will break it down to expense like fertilizer, sprinkler repair, etc. More transparency.

The motion was made by Rod Segraves to adopt the proposed 2022 Budget. The motion was seconded by Karen Pagliaro and approved unanimously by the Board.

Jacob mentioned communicating this increase to the homeowners. Gil mentioned that the Budget will be in the Member Packet.

Scott shared that Tisha and Gil from RPM were extremely helpful in putting the Budget together.

• **New Management Contract/Board Efficiency**

RPM will include an Introduction Letter in the Member’s Packet.

Gil and Tisha will be assisting during the Annual Meeting on November 17.

Scott mentioned that RPM will work with a single-point-of contact. This will be Scott (President) and the back-up will be David (V.P.)

Eugene mentioned that he thought our Board should consider reducing the size of the Board. There was discussion among the Board and Karen made the motion to not change the size of the Board. The motion was not seconded.

Further discussion concluded that if the Board size was reduced to Five there would be no open positions to vote on in November. It was also discussed that you would not want to elect people and then reduce the size of the Board.

Eugene Winter made the motion to reduce the size of the Board to Five. The motion was seconded by David Jesse. The motion passed. Eugene, David, Rod and Marsha voting for the motion, Sharon and Karen voting no and Jacob abstaining.

Scott said that a modification/update to the By Laws will be sent to the Board via email for review by next week.

The homeowners that had applied for a position on the Board will be notified by the Officers of the Board.

- **Sawgrass/Oakmont Road Issue - Update**

Eugene reported that he had viewed the area and contacted companies to do the work. The project needs to have the asphalt cut, curb and gutter flow line installed. The companies will not give an exact bid for work to be done in the Spring. But, the cost will run somewhere between \$8,500 - \$12,000. The water pools and in the winter freezes, this is a safety issue .

This will need to followed-up on in February 2022.

Eugene will email the ladies that live in the area and update them on the project. Scott thinks he has the email address for the ladies and will get it to Eugene.

- **Open Discussion**

Scott mentioned having RPM doing an email blast but that would have to take place after December 1st. He also mentioned a possible Winter Newsletter for December or January.

- **Adjournment 9:11 pm**

