

**MeadowWood Homeowners Association  
Board of Directors Meeting  
April 8, 2006**

**Location:** Lower Level, Palenque Restaurant

**Attendees:** Mark Andresick, Bruce Bell, Pat Cunningham, Scott Kingsford, John Korondy, Becky Kurtz, Odin Langford, Dawn Lenss, Karen Mack, Jennifer Mackey, Gary Manthey, Dennis Scott, and Colette Seubert.

**Absent:** Anton (Ras) Rasmussen and Ben Regules.

Dennis called the meeting to order at 7:00 PM.

**Approval of Minutes:** The March 8, 2006 minutes were emailed to the Board on March 14, 2006. Bruce moved via email on March 14 to approve the minutes. Jennifer seconded the motion via email, also on March 14. A total of ten votes approving the minutes were received and the minutes were posted to the website.

**Guests:** No guests were in attendance this evening.

**Old Business**

**Budget Review:** We received another surprise bill from the Liberty Lake Sewer and Water District (LLS&WD) – a meter reading was missed for almost an entire year at the Rocky Hill subdivision. The bill for 2006 seems too high for just the Rocky Hill area (in fact, this bill for just the Rocky Hill area is much higher than the rest of the association total), so Dennis will do some further research. He will reduce the amount of carryover into 2006 rather than show the expense has hitting in 2006. Board members questioned why LLS&WD missed another meter again. It was suggested that the Board write a stern letter to LLS&WD regarding their sloppy billing practices. There shouldn't even be any water running right now. John suggested that we contest the charge and contact the billing person at LLS&WD to see why we were charged \$2,557.42 for usage on this one meter. Greenstone had already paid the bill – in the future we may want to set some guidelines on paying the LLS&WD bills so the Board has time to review the bills before they are paid.

On a separate issue, Dennis mentioned that he has signed liens on six more houses with severely past due accounts. The total amount past due has dropped by approximately \$9,000 from last year.

Association/ Sub Association	Expenses YTD	Dues YTD	Transfer, Late, and NSF Fees YTD	Interest YTD	Past Dues with Penalties
MeadowWood	\$14,146.77	\$59,468.48	\$4,238.41	\$11.89	\$24,405.48
Garden Ridge	\$497.57	\$9,749.80	N/A	N/A	\$637.52
Grayhawk	\$50.90	\$1,452.00	N/A	N/A	\$108.00
<b>Association Total</b>	<b>\$14,695.24</b>	<b>\$70,670.28</b>	<b>\$4,238.41</b>	<b>\$11.89</b>	<b>\$25,151.00</b>

**Enforcement:** No update on enforcement efforts since Trudi couldn't make the meeting tonight.

**Complaints:** A homeowner sent the Board an email – he took exception to the multiple \$25 late charges imposed on his unpaid dues. Dennis contacted Trudi upon receipt of the email and found out from her that when the homeowner called Greenstone regarding his semiannual bill, he was advised that the bill was due Feb. 28<sup>th</sup>, and his response to them was that March was close enough. It is now April and he still hasn't paid his first half dues. He has lived in his house since November 2003 and would have received numerous communications regarding the Association policies. Greenstone is awaiting our decision as to waiving his late fees. Dennis emailed the homeowner an invitation to attend the Board meeting to discuss his concerns. With the Board in complete agreement, Dennis stated that he will write to Greenstone to let them know that we have no intention of waiving the late fees.

Becky brought up her neighbor's situation – the neighbor contacted Greenstone regarding payment arrangements for the first half of her dues. She paid the January - March portion of her dues on February 9<sup>th</sup>, and said that she couldn't pay the April – June portion until March 17th. On March 6<sup>th</sup>, she received a past due letter with a late fee imposed. Mary at Greenstone was supposedly rude to her when she called about the late fee. The Board felt that since this homeowner took proactive steps to make arrangements with Greenstone for payment, that the late fee should be waived.

## **Board Member Reports**

***Splash Ads/Notifications – Mark:*** Our meeting notifications are now appearing in the Splash, but the last notification still showed that we were meeting at City Hall. It will not be an issue next month since we should be back to meeting at City Hall. We still have six free ads from Greenstone. Mark proposed simplifying our ad by distilling it down to brief statements about visiting the website and that our meetings are at City Hall on the second Wednesday of the month. Dennis suggested that we publish a monthly ad right before the Board meetings. We can cut the size of the ad down to stretch out the free ads. Scott will get the artwork to Mark for the ads. Everyone agreed that we should simplify the ads.

***Name of Arboretum – Scott/Bruce:*** Bruce spoke to his contact at the elementary school about school students coming up with a name for the arboretum. The WASL is taking precedence right now and so the naming issue couldn't be addressed at the last staff meeting. The contact felt that they should be able to address it at their next staff meeting, and could give us some name suggestions by the end of the month. Scott mentioned that the City is waiting on us for the name before they go ahead with their plans for the arboretum. The Board agreed that three names could be submitted by the students and the Board would then vote to choose the name from those three. The City won't start digging without a kick-off event, and that would be the most appropriate time for the unveiling of the name. We will vote on the name at the May Board meeting.

***Street Lights – John/Odin:*** John met with Patrick Jenkins (the mayor protem) – the City is interested in forming a utility district, and Patrick felt that this was the appropriate time to approach the City about the street lights. John was then contacted by Doug Smith the next day, who brought up the question of fairness. Doug said that MeadowWood homeowners would benefit solely from the City taking over the street lights and that it would be unfair to those who aren't currently paying for street lights right now. John gave him the information on the street light inventory. Dennis said it might be better at this time to give a presentation to the Public Works Committee rather than continuing to go through the Mayor or Doug Smith. Dennis felt that it may not be cost-effective for the City to form a utility district, because they may have to hire another staff person to manage it. It was agreed that

shutting off all of the street lights was not an option, but following a Board member suggestion, John said that he will check with the Avista representative to see if just the street lights on Country Vista and Molter – the arterials that are used by and benefit the entire City – could be shut off. The Board may consider this if the City is not amenable to taking over all the street lights. As a minimum, they should take over all the lights outside the neighborhoods.

**Fun Activities – Jennifer:** The monument spruce-up activity will not take place this weekend because of Easter. Instead, the monument cleanup will take place Saturday, April 22<sup>nd</sup>. Everyone that can participate needs to meet at 9:00 AM in front of the Cottages entrance sign at Molter and Boone. Bring gloves, tools, etc. If we are able to locate a water source, Pat will loan the use of his pressure washer. We will move on to the Gardens monument once we've finished the Cottages sign.

### **Park Improvements**

**Five Fingers – Jennifer:** No action to report.

**Pumphouse – Colette/Becky:** We received only one bid so far – from Madison Landscaping. The amount to replace the bark with 2” river rock came to \$1,500 total, with \$500 to remove the bark and \$1,000 to put rock in. Jennifer mentioned that she could get the rock from her employer at a much lower price with her discount. Other items that we were quoted on included \$840 to put a weed barrier underneath the rocks, \$525 to put in larger landscaping rocks, \$150 to divide existing plants and move to other areas, \$200 for equipment rental, and a \$200 dump fee. The total bid came to \$3,756. Dennis suggested giving the list to Trudi as to what areas the bid covered and have her get two more bids, and to specify that we'd like one of the other bids to be from Terra Landscaping.

**Little Bear – John:** No action needed at this time.

**Board Attendance – No Response:** Dennis said that he hadn't received a response from Ras when he emailed him asking him if he wanted to continue on the Board since he'd missed so many meetings this year and last. Scott volunteered to call Ras to give him one more opportunity.

The suggestion was made that 50% attendance would be a reasonable expectation. Pat moved that Board members must maintain a 50% attendance rate, with a second of the motion by Mark. Three members were opposed to the motion and ten were in favor.

Scott moved that Board members notify the President or Vice President if they can't make a meeting, and that after three unexcused absences without notice, the Board member would be removed. A second of the motion was made by Gary. All voted in favor of the motion.

After further discussion, Mark moved that we drop 50% rule, with a second of the motion by Odin. All voted in favor of the motion.

### **New Business**

**Fence Options – Scott:** Vinyl fencing would be \$23-24 per linear foot. We could add a steel bar to the wooden posts that are falling apart, covered by fascia board. It would be \$65 to put in the steel posts, and it would extend the life of the cedar fence by 20 years. We could fit replacing the disintegrating

posts into the budget by reducing the number of linear feet that we have budgeted for painting each year. It would be \$85 per pole to remove the old pole, replace with a new cedar pole, and pour cement footing. Scott will get a third bid and bring further information to the next meeting. It was suggested that Greenstone should send a letter to homeowners on the other side of the common fences that we maintain, stating that if damage to the common fence is caused by the homeowners' actions or neglect, that they could be liable for part of the repair expenses.

**Sprinkler Bid – Dennis:** The budget included a cost of over \$2,000 to turn on and blowout the sprinklers. Trudi got a new bid of \$1,400 from Madison Landscaping, and Dennis gave Trudi the authorization to go ahead.

**HOA – Vision and Mission:** The Board hasn't decided what we all want to stand for. What ever we decide, we have to remember we are spending funds received from homeowners as their dues. We have to ask ourselves, “what do the homeowners want us to do with their money?” Maybe the Board could participate at activities such as the movie nights at Pavillion Park. The Board agreed that we need to develop a Vision & Mission statement, and we need to establish ground rules about what we commit to participating in. John suggested that, based on his experience, we should anticipate that developing this might require a separate meeting apart from the Board meetings. Odin suggested assigning it to a small committee that would bring their recommendation to the Board. The Board agreed to have a workshop to develop a Vision & Mission statement on April 26<sup>th</sup> at 7 pm at Palenque. Those members that can't make it, please email your ideas to Dennis.

**Liberty Lake Yard Sale:** The Board discussed the suggestion from the last meeting about participating financially in the annual yard sale. It was brought up that the yard sale is already self-sustaining. Why should we spend our association's money on this as well? It was agreed that it was premature to discuss supporting this without first developing a Vision & Mission statement, so the issue was deferred to the next Board meeting.

The meeting adjourned at 9:10 PM.