

MeadowWood Homeowners Association
Board of Directors Meeting
January 17, 2007

Location: Liberty Lake City Hall, 22710 E. Country Vista

Attendees: Don Andrews, Bruce Bell, Scott Kingsford, John Korondy, Becky Kurtz, Odin Langford, Karen Mack, Gary Manthey, Sue Schneidmiller, Dennis Scott, Colette Seubert, and Jon Swatzell.

Absent: none

Dennis called the meeting to order at 7:05 PM.

Approval of Minutes: The November 15, 2006 minutes were emailed to the Board on December 3, 2006. After an error concerning the list of attendees was corrected, Odin moved via email on December 4, 2006 to approve the minutes. Jon seconded the motion via email, also on December 4, 2006. A total of eight votes approving the minutes were received and the minutes were posted to the website.

Agenda changes: none

Guests: Shawn Warner (Storage Solutions Manager), Brendan Genter, and Joyce Andrews (Don's wife).

Old Business

Budget Review:

2006 Actuals: The main association was pretty good with actual expenses versus projected. Dennis showed a carryover of about \$52,000 but Greenstone only shows a carryover of about \$50,000. Dennis isn't sure where the discrepancy is, but will investigate it further with Greenstone. The total past due \$11,921.49. Two years ago, the past dues were pushing \$30,000. The current past due amount includes an approximately \$4,600 judgment against one homeowner. Dennis will confirm the number of homes currently built out in Rocky Hill and update the projections that Greenstone gave him accordingly. John recommended that we really focus on areas where we have the largest variances in the budget. One area that has been a constant battle with the budget is estimating the water bill, especially when we continually receive surprise bills from the Liberty Lake Sewer & Water District. Also, the number of street lights that the City took over doesn't equal as many as Dennis thought it should. Scott and Dennis will go over the map from Avista to count the actual number of lights that the City should have taken over payment on.

Enforcement: no report due to Trudi's illness.

Park reports:

Five Fingers: Gary – nothing to report

Little Bear: John – bears were purchased for \$565; they are in storage until Spring when they'll be installed.

Pump House Park: Jon & Colette – nothing to report

Splash ad notifications: Dennis mentioned that last week's paper didn't have the notification ad for this week's meeting. Bruce volunteered to take over coordination of that.

Welcome letter: Colette made the changes suggested at the last meeting and forwarded the letter to Dennis.

Homeowner communication: We've asked management company to obtain homeowners email addresses so we can communicate with the homeowners that way. However, the homeowners are reluctant to provide their email address. Out of about 1,200 homeowners, only about 5-8 show up at meetings to complain, so we really don't have a good idea if our actions are meeting with homeowner approval or not. Even with hand-carrying the annual meeting notices, we still didn't get any increase in turn out for the meeting.

John recommended that we don't worry about this issue – as long as we're not hearing otherwise from homeowners we will have to assume that the vast majority of homeowners are in agreement with our decisions.

New Business

Election of officers:

President – Dennis is not interested in continuing for personal reasons. Colette moved to nominate Scott, with a second by John – Scott declined the nomination. Dennis is willing to assist the new person in taking over. Colette offered to be the point of contact with the property management company if Dennis stays on as President. Dennis agreed to be an interim President. Odin moved that we table the President nomination for now.

Vice President – Colette is willing to continue.

Secretary – Karen is willing to continue.

Open positions: Brendan Guenther and Shane Brickner had expressed interest in joining the Board at the annual meeting in November. Both were invited to attend tonight's meeting, however Brendan was the only one that attended. It was stressed that we need someone who is committed to attend the meetings regularly. Odin moved that we accept Brendan for an at-large position, which was seconded by John. All in favor of Brendan joining the Board in an at-large position and Brendan joined the Board for the remaining business before the Board.

The question was broached if we had anyone in Rocky Hill that was interested in joining the Board? Dennis explained that the vacancies won't come up until the Fall, so we have until then to drum up some interest with the Rocky Hill homeowners. Dennis also suggested, in light of the two open positions in the Cottages that have been open for more than six months, we need to come up with some sort of resolution to modify how the Board positions are filled in situations such as this. Scott

suggested revisiting reducing the size of the Board. Dennis reminded everyone about how the Board is comprised by three people from each of the three original neighborhoods and then six at-large positions. There used to be some paranoia about needing equal representation through each neighborhood right after the merger. It may no longer be a concern. John moved that if a Board position goes unfilled for 90 days, then it becomes at large position. If it continues to go unfilled for an additional 90 days, then the position is deleted. Odin seconded the motion. Scott suggested setting a minimum Board member number. John amended his motion to a minimum number of seven members. Discussion followed regarding quorum requirements. John likes the idea of unifying the entire association rather than keeping the fragmentation, and also reducing the size of the Board to a more manageable size. Dennis recommended that the two open Cottages be converted now to at-large positions, and then at the annual meeting all of the Board positions would be converted to at-large positions. The consensus was that no one was concerned about lack of representation if the positions are converted to at-large positions. Dennis explained that there is sufficient oversight with the budgets for the sub-associations. We will need to have a motion to draft a resolution to change the Board composition. The vote was taken on John's motion, all voted opposed. Scott moved to create a resolution to change the composition of the Board, with a second of the motion by Jon. All voted in favor of creating a resolution.

Dennis handed out list of current board members – Brendan will be added to the list.

Bid approval: Dennis requested Board approval for a bid by Dan Madsen for sprinkler winterization and spring turn-on. The cost would be \$825 for winterization and \$800 for spring turn-on. Sprinkler head repairs would be at \$30 per hour plus cost of materials. The Board approved the bid.

Ridge Maintenance: At the request of the Ridge homeowners, additional bids were solicited from other maintenance vendors due to the homeowners dissatisfaction with the current vendor, Greenleaf. The homeowners had agreed to absorb the cost of any increase. The bids were Lilac for \$48,216 (\$13.91 per month per home over and above the approved \$2 increase); Greenleaf at \$34,696; and Andy's at \$41,032 (\$6.51 per month per home over and above the approved \$2 increase). Greenleaf has asked to meet with the Board to go over the homeowners' concerns. Dennis says a majority of the Ridge homeowners will need to vote on changing vendors and would need a special meeting with Greenleaf and Ridge homeowners. Greenleaf has expressed their commitment to make improvements. Dennis thinks that our regular meetings are already long enough, better to have a special meeting. He suggested that we should have Trudi draft a letter to all Ridge homeowners, giving them the bid information and inviting them to attend the special meeting. Don asked what we knew about the two other vendors. Andy's was the previous vendor before Greenleaf was hired and Lilac hasn't done any work in this area. Staying with Greenleaf would provide for a \$9,161.04 reserve – for unforeseen repairs such as repairing the private roads. The quotes are all for 28 mowings. It is about \$1,000 per extra mowing if required. John recommended a special meeting because this is a sub-association matter, but thought that Andy's and Lilac should be invited as well. Scott moved that a special meeting with the Board, Greenleaf, and the Ridge homeowners take place on February 7th at 7 pm. A second of the motion was made by Brendan. Odin pointed out that the special mailing would cost \$100. All voted in favor of the special meeting.

Directors & Officers Insurance for 2007: \$2,713 – after a short discussion, the Board authorized Dennis to sign the policy.

Homeowner Association first annual holiday project: The idea was put forth to decorate the neighborhood parks for the association for the holiday. Jim Frank had previously suggested some type of neighborhood party, but the Board didn't think that was a good use of the homeowners' funds. There was some concern about whether only a few Board members would turn out to do the work. And how would we let the homeowners know that this is what we did? We could also solicit donations to defray some of the costs. We would need a specific proposal to the Board outlining costs, time line, etc. Scott moved to create a sub committee to develop this idea of decorating the three parks, with a second of the motion by Jon. Scott amended motion to cap expenditures at \$1,000. Seven voted in favor of the motion, with five opposed. Scott, Jon, Odin, and Brendan volunteered to be on the sub-committee. The sub-committee was directed to come back to the Board by the June meeting with a report and proposal.

Board decorum: Concern was expressed about everyone jumping in with differing views to answer a guest or multiple conversations going on at once.

John told the Board about the City's plans for a skate board park, possibly located at the end of Garry. There was concern about the lack of parking in that area, and access to the park since it was a dead-end street. Also, there was concern about skateboarders cutting through the Arboretum as well. John moved that Dennis send a letter to the City Council expressing our concern about the impact on the Arboretum, with a second of the motion by Gary. All voted in favor of the motion.

The meeting adjourned at 8:25 PM.