

MeadowWood Homeowners Association
Board of Directors Meeting
February 21, 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, and Colette Seubert.

Absent: Brendan Genter, Dennis Scott, and Jon Swatzell.

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

Approval of Minutes: The January 17, 2007 minutes were emailed to the Board on February 10, 2007. John moved via email on February 10, 2007 to approve the minutes. Scott seconded the motion via email, on February 11, 2007. Insufficient votes were received via email to approve the minutes, so a live vote was taken at the meeting. The vote was unanimous in favor of the minutes as emailed to everyone on February 10th.

Agenda changes: John moved to accept the agenda as presented, with a second of the motion by Bruce. All voted in favor of the motion.

Guests: Mike Young – just moved from California. He asked about the replacement of a dead tree on the right-of-way in front of his home, and also about obtaining approval for adding trees in his back yard. He was referred to the Architectural Committee. Also attending was Arlene Fisher from the City of Liberty Lake.

Old Business

Election of a President

Dennis would like to resign as President, but he is willing to continue to fill in until that position is filled. He will officially resign once someone is elected. Scott moved to keep this item on as Old Business and table it for the next meeting.

Board Member Resolution

This is a resolution regarding changing the composition of the Board. The draft resolution was reviewed. If this resolution is adopted, it would be enacted in 2008. Some revisions were recommended. Odin moved that the resolution be tabled for the next meeting, with a second of the motion by Gary. All voted in favor of the motion.

Budget Review

No report on collections.

Enforcement

No enforcement report this month. Gary reported on ongoing violations that the management company patrols are not picking up on. Colette will pass on the address to Rockpoint Management. There was also a horse trailer that has been parked in the driveway at Malvern and Boone. It was explained that we need to have the physical address in order to report the violation.

Park reports:

Five Fingers: Gary – an accident occurred when a car driving along Boone missed the stop sign and took out a tree and a bench. We haven't heard back yet from the police – it was a hit and run, and the identify of the driver is unknown. Rockpoint Management will need to contact the police and have the insurance take care of replacing the damaged items.

Little Bear: John – he reported that he had to collect accumulated trash (including a broken snow shovel and 2x4s). Other board members have had problems with homeowners not bagging their trash or trash bins overflowing. It was suggested that we contact the waste collection company and encourage them to enforce their surcharge for overflowing bins. Odin moved that John get in touch with Waste Management to encourage the surcharge. A second of the motion was made by Gary. All voted in favor of the motion. John requested that we have the management company take out the rotting bear at the park – it could be a safety hazard.

Pump House Park: Colette – nothing to report.

Splash ad notifications

Bruce reported that an ad ran last week. Ideas were solicited were for new bullets for next month. Everyone liked the new ad size.

Holiday Project – Report of Sub-Committee due by June Meeting

Nothing to report at this time.

Welcome letter

Bruce moved that the letter, with some minor changes, be used. A second of the motion was made by John. All voted in favor of the motion. Scott recommended that we encourage the management company to use a better quality paper. Colette will discuss this with Holly at Rockpoint Management.

Management Agreement

Dennis and Colette met with the HOA attorney. The attorney's changes were accepted by Rockpoint Management. Rockpoint Management did make additions in sections 3.7 and 7.1, which were then approved by the HOA attorney. The Management Agreement has been signed by Holly Miller (hmiller@rockwoodpm.com), the manager at Rockpoint Management. John moved that we accept the agreement, with a second of the motion by Scott. All voted in favor of the motion.

Colette explained that Rockwood Property Management just broke off from Greenstone. According to Trudi, resources were taken away from Trudi so that they weren't able to meet their contractual obligations to the HOA. Trudi gave her two-week notice on 2/20/07 and as of the Board meeting date she no longer had any access to her computer, so she couldn't run any reports for the Board meeting.

The address for the new management company is 23801 E. Appleway, Suite 130. The new hotline number is 893-8990. The new office number is 893-0800.

Ridge Maintenance

The special meeting between Ridge homeowners and Greenleaf was reviewed. Greenleaf was very willing to work with homeowners, and homeowners were encouraged to phone Greenleaf if there were any issues. It was decided therefore to remain with Greenleaf.

Skateboard Park

Review of the meeting with the City of Liberty Lake – John attended the meeting and had voiced the Board's concerns regarding the possible choice of Garry Dr. and that the arboretum could possibly be harmed by having an adjacent skateboard park. An adjacent skateboard park would also go against the original intention of the HOA in deeding over the land for the arboretum. John also encouraged the City to locate the park in a non-residential area and provide restroom facilities. John has been informed since that meeting that Garry Dr. is no longer considered as a possible location for a skateboard park.

Street Light Transfer

Review of research results – Scott brought up that it appears that the latest electric bill from Avista is approximately \$300 too high, based on 47 lights (the number was confirmed by Avista) that were transferred to the City of Liberty Lake, at \$10.70 per light per month. Dennis is waiting for more clarification from Avista, and had emailed Trudi asking her to look into this.

New Business

Fence repairs

Fence repairs have been completed. The rotting fence post had been reported in September, prior to the Board enacting the 50/50 split with homeowners for fence repairs. A windstorm blew the affected fence down after the rule was enacted. The question was raised if we should request that the homeowner reimburse the HOA for the 50% of the repair? As a separate issue, Scott had a bid from the same fencing company for the same sort of repair at a lot less than what we were billed. He will contact the fencing company regarding the discrepancy. Don moved that HOA absorb the entire cost of the repair, due to the fact that the homeowner had reported the rotting fence post prior to the Board vote. A second of the motion was made by Scott. All voted in favor of the motion.

Gary mentioned that quite a few Association fences are in major disrepair. He recommended that responsibility for fence maintenance and repair be turned over to the homeowners. Concern was expressed about compliance issues if we do that. We currently have about 7,100 linear feet of common area fences. It would be better to raise dues by a small amount to cover replacement of untreated wood with treated wood.

The meeting adjourned at 8:40 PM.