

MEADOWWOOD HOA MINUTES

July 18, 2007

7:00 pm

Location: Liberty Lake City Hall

Dennis called the meeting to order at 7 pm.

Attendees: Bruce Bell, Brendan Genter, Scott Kingsford, John Korondy, Becky Kurtz, Odin Langford, Karen Mack, Gary Manthey, Dennis Scott, and Colette Seubert.

Absent: Don Andrews, Sue Schneidmiller, and Jon Swatzell.

Approval of minutes: The June 20, 2007 minutes

Agenda – additions, corrections, and/or modifications: Odin requested yard maintenance pictures added to the agenda under new business.

Meeting procedure review and introduction of guests:

Guest comments: Brendan Stocker/Desmet, John Olstead/Carson Range, Don Toombs/Oakmont, Ron Holbrook/Oakmont, Peter /Kelsey Court (tree interfering with street light at Settler/Liberty Lake Road)

Old Business

Budget review: Still has not reflected credit from legal bill from last month. Correction should be on next month's budget. \$7500 checking/\$94000 money market

Enforcement/complaints report: Dennis hasn't received a report from Tom, but has stayed abreast of complaints. Tom was backlogged trying to keep the common areas watered. Dennis has asked property management company how violations should be reported and response expected. New manager in charge of property management - Carlette. In the future, Dennis should receive copies of the property management responses to complaints. Dennis explained background of using a pm company, CC&R enforcement, etc.

How to report violations/response expected

Park reports

Five Fingers/Gary: none – in good condition.

Little Bear/John K.: none – in good condition.

Pump House/Jon S. & Colette: none – in good condition.

Board member reports

Splash ad/Bruce: Bruce requested that latest ad be run two weeks in a row. Ideas solicited for next ad – John requested that we have another comment in the ad about bagging trash. Odin requested that we request that homeowners reporting broken sprinkler heads to pm. John asked about the mis-directed sprinkler heads on Country Vista – Dennis thought that the only thing we could do was send a letter to Doug Smith the City.

Holiday project: July 28th Blood Drive between 10 & 4 – sign up after the meeting.

Swale Repair – update: between properties & golf course on Garry – all done, dry wells installed. Letters are being sent to property owner.

Yard Maintenance on Garry – update:

New Business

Stephanie S. regarding receiving a violation letter regarding inflatable water slide in her front yard. She explained that it is taken down every night. Carlette told her she was in violation of 8.5 (nuisance ordinance). Tom & Lisa couldn't help her. Dennis talked to Carlette & Tom. C&T initially thought she had been running a child care facility. Complaints that they received was from the kids going out in the street, that is why a violation letter was sent under the nuisance ordinance. Homeowner explained that the kids are all well-supervised. John moved that the Board ask pm to rescind violation notice. 2nd by Colette. All voted in favor.

Bruce brought up the work truck that would occasionally park on Oakmont. A warning letter was sent and the truck hasn't been back since. There is a house on the corner that has a number of cars that sometimes block entrance into the Gardens down to one lane.

Parking of boats behind fences. Board felt that was sufficient.

Emergency Parking Sign on hammerhead turn arounds: end of Oakmont, there had been a no parking/emergency vehicles only sign that had been removed. The Spokane Valley Fire Department sent a letter to Dennis saying that there wasn't a sign posted regarding no parking. There is also a hammerhead at the end of Sawgrass. Per the Fire Department, it is the developer's responsibility to put up the no parking signs. Dennis will contact Greenstone about putting up three signs at all hammerheads in our HOA responsibility.

HOA Property: Dennis sent around maps with common areas highlighted. There is some property at the end of Garry that still belongs to the HOA. Adjacent homeowner not interested in purchasing the property from the HOA. City might be interested. HOA isn't currently maintaining the property. Collette moved that we donate the land (parcel # Dennis will email to me) to the City, with condition that they maintain it and that there be

no cost to the HOA to transfer the property. 2nd by Odin. All voted in favor of the motion.

Dennis sent a list of parcel numbers to pm asking them to verify. Topic of HOA property will remain on agenda for the time being.

Yard maintenance – properties in Rocky Hill. Dennis has Rob Brickett working with Tom to notify property owners that they need to maintain the properties. Odin questioned why Tom hasn't noticed the condition of the properties during his rounds. Odin notified pm about sprinklers on Mission running continuously, understanding was that situation wasn't taken care of until three days later. Greenstone still advertising on HOA website. Dennis will bring it up with them again. Reminder to Board members to get agenda items to Dennis one week prior to meeting.

Brendan asked about definition of "unsightly yard." One that hasn't been put in yet or has weeds.

Meeting adjourned at 7:55 pm.