

MeadowWood HOA Agenda
October 17, 2007
7:00 pm
Location: Liberty Lake City Hall

Dennis called the meeting to order at 7 pm.

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

Absent: Becky Kurtz

Approval of Minutes: The September 19, 2007 minutes were emailed to the Board on October 7th by Dennis Scott. Motion by John Korondy on October 7, 2007 to accept the September 19, 2007 Board meeting minutes as filed. A second of the motion was made by Don. A total of ten votes were received in favor of the motion.

Agenda – Additions, Corrections, and/or Modifications: Bruce requested addition of landscaping on hill above Garry be added to New Business. Sue clarified that her issue (sledding/bikes) related to this as well.

Meeting Procedure Review

Introduction of Guests: Donalie and Albert Moote on N. Garry Dr.; J. Andrews, Bob Schneidmiller, Shirley Mildes, Allan Goldfinger, Wayne Tracy, Irene Holbrook, and Andy Takahashi from Garden Ridge; and Peter Siposs.

Guest Comments – 3 Minutes:

Mayoral Candidates Presentation: Dennis introduced the two candidates, and explained how the Board had invited the candidates and submitted questions for the candidates prior to the meeting.

Councilwoman Wendy Van Orman: She's been working in the community for 13 years. Her vision for Liberty Lake in the next 4 years: Arboretum - she was the one to request the donation of the land for the arboretum & has been working with the arborists. Library/community center – she hopes to have this completed by 2009. Infrastructure and the 294 interchange – roads and arterials being built north of the freeway. She gave credit to the various homeowners associations for establishing the city in the first place. The major difference that she saw between herself and her opponent – she feels that she's more collaborative for decision-making. She was on the government study group prior to incorporation. She wants to join entire community together. Her strengths are researching options and collaboration. She puts a priority on business recruitment – partnering with various entities to attract businesses to Liberty Lake. She is involved with her family's business as a corporate officer, and she has run the business for the past 10 years. She stated that the city property tax portion is going down. Her time frame on the arboretum – she says we still need good designs, and she would like to see it started by Arbor Day in 2008 with completion by 2009.

Mayor Peterson: He covered his past accomplishments over the last six years with the formation of the City (i.e., establishing our own police force, improvement of the former Valley View Golf Course, trail establishment, municipal library establishment with access open to everyone, etc.) He talked about the plans for the new library/community center. He stressed that budgets have all been balanced since the city's formation, and that it has now grown to a \$6 million annual budget.

Questions from Board members: Bruce asked the Mayor about his comment regarding our property taxes covering police and library services only. The Mayor explained that retail sales taxes and funds from other sources pay for the rest of the city services, such as road maintenance. The LIFT bill is a revenue

development area bill. He feels that the 294 interchange needs to be a number one priority so we can increase retail sales tax revenue. Ms. Van Orman mentioned that the street maintenance comes out of general fund.

Colette asked about the growth – is there too much residential growth? Ms. Van Orman explained that the urban growth area is 3.5 homes per acre that the city needs to plan for. She explained that the purchase of the golf course was to keep it as open space, otherwise it would have been zoned for urban development. She feels that growth is inevitable and is needed to keep our city healthy – you need a good balance between residents and services. There are additional open spaces planned. The Mayor addressed managing growth – with the city the growth has been managed to where we aren't getting overcrowding like before the city incorporation. Dennis explained that property owners have a right to develop their property according to the comprehensive plan.

Dennis asked about the city's reluctance to take over the street lights: The Mayor explained that the city did take over some of the street lights from MeadowWood. There is \$100,000 in targeted grants established that HOAs (such as MeadowWood) may be able to access for items such as fence maintenance. Ms. Van Orman recognized that most of MeadowWood is on public streets. What is good for one has to be good for all. The grants have to be accessible to all. John explained that the reason the HOA put in the street lights was that the HOA predated the city.

Odin asked about getting the south side to join the city (their infrastructure needs to be brought up to standards), but realizes that there isn't a retail tax base there. He asked the candidates about the cost to bring them in. Ms. Van Orman agreed that it would be a costly endeavor. There are a number of homes that encroach on right of ways and don't conform to county codes. The Mayor said that in three separate cases, the residents didn't want to be part of UGA, and had wanted to keep their rural designation.

A homeowner expressed disappointment that the city lost out on Cabella's. He asked both candidates how we would prevent this in the future and how we would attract businesses. The Mayor stated that subsidies for building the interchange were extremely important. He worked with WADOT to provide data that showed that the interchange is needed. The factors identified that are preventing attracting businesses put the interchange at the top of the list. He said that his opponent was glad that we didn't get Cabella's because it would have been too much traffic, cost, etc. Ms. Van Orman stated that we now have a streamlined sales tax – we'll get the benefit from the catalog sales and our hotels will benefit from the proximity of Cabella's.

Another homeowner asked about the school shortage. Ms. Van Orman stated that we need to implement impact fees. She felt that development should be paying for development. The city will receive the capital plan next week, and then city could finalize an ordinance to establish impact fees. The Mayor stated that he was looking at a grant to redevelop land for the middle school to utilize the land for a park, playground, parking, etc. prior to school construction. When the bond comes up for the school, the landscaping will be already in place. He stated that he personally supported bonds for new schools.

Old Business

Budget Review: Dennis didn't receive the budget information from Rock Point Management until the prior evening. He has prepared a worksheet that showed actuals versus budget, and projections for the remainder of 2007. He had only past history to aid the projections. The last column on the worksheet showed budget estimates for next year received from Rock Point Management. There is a significant increase for lighting because of an Avista rate increase. Our legal expenses have been put under code enforcement. The 2007 water bill is expected to be high because of our hot summer. We received some good landscaping bids, but Dennis will verify the numbers first. The cost for painting fences was estimated at \$7,000 and fence repairs were estimated at \$4,500. The figure of 1,030 homes was used to estimate revenue. Enough revenue is expected to cover our expenses. We were trying to get a surplus for a rainy day fund, with the amount of carryover increasing each year. Dennis needs to go over the numbers again to verify everything and will email the Board with an update. We may be able to consider a reduction on HOA general dues and draw down the carryover expense. The Garden Ridge expenses

show almost a \$1,600 carryover from 2006. Dennis felt that the numbers in landscaping look too low. There wasn't a line item included for crack sealing. We would need to increase the sub association dues to cover expenses. Grayhawk expenses also don't appear correct. We can adopt a revised budget by email, since what we received yesterday is insufficient to vote on tonight. Odin asked about an increase in property taxes. Dennis will give examples when he emails the Board of how his recommendations for dues will impact the bottom line. The landscaping bids for mowing/maintaining common areas are all very close to each other. Scott encouraged caution regarding reducing dues – we could use the funds to ramp up fence maintenance, etc. instead.

Enforcement/Complaints/Contacts – Report: postponed to next meeting

Park Reports

- **Five Fingers – Gary:** postponed to next meeting
- **Little Bear – John:** postponed to next meeting
- **Pump House – Jon/Colette:** postponed to next meeting

Board Member Reports

- **Splash Ad/Notifications – Bruce:** postponed to next meeting

Garry yard maintenance: postponed to next meeting

Tree trimming at Settler: postponed to next meeting

HOA surplus property – in road rights-of-way: postponed to next meeting

Board vacancies: postponed to next meeting

New Business

Rules Revision – Timing of yard landscaping for new homes: postponed to next meeting

HOA Meeting Schedule: postponed to next meeting

Noise nuisance from skateboarders jumping at all times: Andy Takahashi addressed the Board regarding this issue. His house is built on a slope, facing a house with a long driveway. The teenagers there are skateboarding at all times of the day, creating a lot of noise. The homeowners built a skateboard ramp that adds to the noise. He asked about the nuisance paragraph in the CC&Rs – would it be applicable? The police won't do anything, and the homeowners refuse to do anything. Dennis wrote to Doug Smith and Chief Asmus asking for their input – no response yet. Dennis also asked Rock Point Management about enforcement – they replied that a notice was sent to the homeowners. The homeowners responded that they were surprised at the notice and denied the validity. Carlette responded back to them that they could request a hearing with the Board. Mr. Takahashi would like to see the ramp removed – that is where the noise is coming from. Wayne also mentioned that he felt the noise was excessive. The Board agreed that this is a noise nuisance issue that the City should enforce. We can push to get a response from Doug Smith and Chief Asmus, and should respond back to the homeowners to encourage them to come before the Board to state their side of the issue. Ms. Van Orman explained that the delay in response from the City is probably because they're having to look up the ordinance. She is pretty sure that the noise ordinance wouldn't address this situation because it is occurring during the day, and the City should probably look at adopting such an ordinance. There was a concern that the property management company shouldn't have identified the source of the complaint, since in the homeowners' reply to the management company they attached Mr. Takahashi personally. Dennis will ask

Rock Point Management to get back to the homeowners to encourage them to request a hearing, and to encourage them to limit the noise until we hear back from the City.

Unimproved property next to Garry – bikes and sledding: The hillside below Garden Ridge is HOA property. It has unsightly weeds growing on it, and bike riding and sledding take place on the steep hill. An adjacent homeowner is requesting that it be maintained to keep down the weeds. Sue brought up that they've seen children going down the hill on bikes and sleds, flying across the street and even once crashing into the house across the street. She asked what would the HOA's liability be if a child gets injured on the hillside? There is also a problem with irrigating the slope, so there would be difficulty with planting other plants there. Greenstone had tried to plant prairie grass there and it didn't take. Options include installing no trespassing signs and weed control. A motion was made by Scott to install "No Trespassing" signage, and to request a bid from the landscaping company for weed control options. A second of the motion was made by John. Bruce volunteered to show the landscaper where the weed control is needed. All voted in favor of the motion.

Security and Landscape Lighting: postponed to next meeting

Molter & Mission Swale: postponed to next meeting

Rogan Hearing: A homeowner located in Rocky Hill received a fine of \$1,850. The homeowner had erected a banner across the entire front of their house stating, "Homebuyers Beware." Rock Point Management told them that they couldn't post that sign and they have to take up their issue with Greenstone. The sign has since been taken down. The Board approved holding a hearing next Wednesday with the homeowner. Several board members questioned why Rock Point Management was so quick to jump on this particular issue, and why the Board was just hearing about this now after substantial fines had been levied against the homeowner.

Motion by Scott to postpone December and January meetings to February. A second of the motion was made by Jon. It was pointed out by another Board member that we need to have officer elections in January. A motion was made by Bruce, with a second by Colette, to amend the motion to postpone the December meeting only. All voted in favor of the motion.

Motion to adjourn at 9:05 pm.

Respectfully submitted by Karen Mack, Board Secretary