

MeadowWood HOA Annual Meeting Minutes
November 21, 2007
6:30 pm
Location: Liberty Lake City Hall

Dennis called the Sub Association meeting to order at 6:30 pm.

Attendees: Don Andrews, Bruce Bell, Brendan Genther, John Korondy, Becky Kurtz, Karen Mack, Dennis Scott, Colette Seubert, Scott Kingsford, and John Swatzell.

Absent: Odin Langford, Gary Manthey, and Sue Schneidmiller.

Carlette Lowell from Rockwood Property Management.

Approval of Minutes: The October 17, 2007 minutes were emailed to the Board on November 5th by Dennis Scott.

Motion by John K. on November 5, 2007 to accept the October 17 Board meeting minutes as filed. A second of the motion was made by Don on November 5. A total of 11 votes were received in favor of the motion.

Dennis explained that the purpose of the annual meeting is to ratify next year's meeting. We need to have 30% of homeowners/proxies in order to have a quorum. We would need about 27 homeowners/proxies tonight for the Garden Ridge, or would have to postpone to another date.

Crack sealing – initially it looked like we would need about another \$4 per month per homeowner in order to redo. Now it looks like that we'll be able to accomplish that without an increase in dues. Greenleaf is the low bidder again for landscaping for the next two years.

Sub associations budgets – summaries of 2007 budgets YTD were shown. There was an increase in electrical for street lights in 2007, and another increase is expected for 2008. We also experienced an increase for water this past year due to the hot summer this year.

There was some confusion with the Garden Ridge homeowners as to what was on the actual budget – it turned out that they had received an older budget worksheet from the property management company that showed much higher projections than what is now proposed. Garden Ridge end-of-year projections are very close to what we budgeted for the year, which would allow room to do the crack sealing without increasing dues for 2008.

A homeowner asked about the number of mowings for 2007. Dennis explained that we increased the number of mowings allowed in the budget from 26 to 28 to cover possible early spring/late fall requirements. Different homeowners expressed opinions about the quality of the landscaping work – one was pleased and another wasn't happy with the quality. Greenleaf has been very responsive to complaints. A homeowner asked about the difference in cost to bring back Andy's – the difference was significant (it would require an increase of about \$6 per month per home).

A homeowner mentioned the problems that they're having with the roots from the neighbor's quaking aspen trees. Rockwood Property Management is trying to reach the homeowners (renters are currently occupying the home).

Dennis asked for a show of hands from all Garden Ridge homeowners – all voted in favor of the 2008 budget.

A homeowner mentioned his opposition to erection of individual fences. He felt that would spoil the aesthetics of the Garden Ridge, and could potentially increase the cost for mowing because they would

create another barrier for the mower to go around. There was an issue brought before the Board where Greenstone asked us to take a look at a request by a Garden Ridge homeowner to install a privacy fence.

Dennis called the Main Association meeting to order at 7:05 pm.

Bottom line: the proposed 2008 budget doesn't call for an increase in dues.

- There is \$500 in the budget for "community events."
- Liability insurance is the highest insurance line item in the budget – it is needed in case someone is injured on HOA property.
- The electrical line item reflects the costs to operate the street lights in Association. There is an anticipated increase in electrical rates next year. Dennis did approach mayor-elect Wendy Van Orman about the possibility of the City taking over the costs for the street lights. Dennis asked for input regarding the Christmas lights that used to be installed on the trees along Country Vista and on the MeadowWood entry monuments. Greenstone is no longer willing to cover the cost (about \$2700 per year). This year it isn't a budgeted item for either the Association or the City. Carlette explained that because of the layoffs at Greenstone this year, they felt it wasn't proper for them to cover that cost. It was suggested to put something in the Splash explaining the absence of the lights this year.
- The water budget was increased slightly.
- Not much of an increase for landscaping – we will refine the bid amounts.
- We have \$1,000 in the budget under "board expenses" to cover unforeseen required expenditures.
- We are projecting a carryover of \$75,000 for reserves. The Board feels that the \$75,000 is too much to have in reserve. Several options: reduce dues, community project, etc. We would need input from the homeowners first – the Board doesn't want to arbitrarily spend the money without that input. Dennis used the example of fence maintenance. One homeowner expressed his support for keeping the reserve at the current level, and allowing it to grow.

Dennis pointed out that it costs a lot to send out mailers to the homeowners, that is why meeting notifications have been put in the Splash instead. Ideally, an email notification would be a very efficient way to communicate with homeowners, but homeowners have shown to be very reluctant to share their email addresses with the HOA. Quorums are required by the bylaws in order to approve the annual budgets. We have had difficulty getting quorums at the first annual meeting for the past three years, and have had to go to additional meetings in order to get quorums for the budget. Homeowners haven't understood how the proxy process works, and haven't understood how important it is for a quorum to ratify the budget.

It was suggested by a homeowner that the envelopes that the notices were mailed in looked quite a bit like junk mail, so they may have been overlooked by many homeowners – they don't know who Rockwood Property Management is. Why not have MeadowWood on the envelopes?

A homeowner asked who is responsible for the trees planted in right of way along Country Vista – the City is. There are some trees planted in common areas that the HOA is responsible for.

A homeowner asked for clarification regarding what is covered by the enforcement line item. Dennis explained that this is code enforcement of the CC&Rs. Expenses incurred for code enforcement goes under this line item, and collections from fines, etc. go under revenue.

Dennis asked for a show of hands to ratify the 2008 budget – all voted in favor.

Meeting adjourned for five minutes so that the proxies could be counted.

Meeting resumed at 7:50 pm.

We have enough proxies at the present time for the main association to ratify the budget, but not enough for the sub associations. Zero proxies were received from Greyhawk. Therefore, an additional meeting is required by the bylaws in order to ratify the budgets. Our normal meeting in December would be the 19th, however it was felt that the 19th was too close to Christmas. Dennis asked Carlette to look into secure submission of proxies on line. She was concerned about the legalities according the bylaws. Dennis requested that at a minimum that the form be posted on the website for homeowners to print out. Dennis will get together with Carlette on Monday to determine the location and exact date – the Board agreed to a meeting sometime between the 12th and the 14th. Dennis and Bruce will come up with the wording for a Splash ad notifying homeowners of the new meeting.

Motion by John K. to approve the 2008 budget as emailed to the Board on November 18, 2007. A second of the motion was made by Jon S. All voted in favor of the motion.

Update after the meeting: There were 19 votes in favor of the budget from Garden Ridge, so the budget did pass for that sub association. There were a number of late proxies from Grey Hawk that were received after the meeting, so the budget does now pass for that sub association as well.

Old Business

Fence at 908 Oakmont: It still has not been identified how the fence got authorized in the first place – it was not authorized by Jim Frank nor the HOA Board. It was apparently approved by an employee at Greenstone who didn't have authority to approve it. The homeowners have stated that they do have a receipt for the cost of the fence. John moved that we give the homeowner a notice of encroachment and ask them to remove the portion that encroaches on the common area. Scott seconded. Five voted in favor, three against.

Jon S. made the motion that: 1. HOA will fund the cost to remove the fence portion encroaching on common area; 2. reimburse the homeowner for pro rata portion of fence removed if they are able to show receipt showing that they paid for it; and 3. if we have to reimburse the homeowner, submit the bill to Greenstone/Rockwood Property Management for reimbursement. Second by Scott. Discussion – John pointed out that the fault lies with the management company (Greenstone) and not the HOA. (I didn't have a reference to a vote on this item – did we let it drop?)

Garry Yard Maintenance: Update from Carlette – there's been on again, off again work on the yard. If there's no improvement on Monday, another fine notice will have to go out. The homeowner has signed a contract with a landscaping contractor.

Tree Trimming at Settler: Carlette said that Avista wants to move the lines up higher, and then make the tree trimming an HOA responsibility. Carlette will see how much it would cost the HOA. Karen offered to see if she could get a better contact name for Carlette – she asked Carlette for the name of the person that Carlette had been working with at Avista.

HOA Surplus Property – In road rights-of-way: – tabled for year.

Board Vacancies: The Board received a letter of resignation from Odin – he was appointed to the City of Liberty Lake Council and therefore submitted his letter of resignation from the MeadowWood HOA Board.

NEW BUSINESS

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

Unimproved property next to Garry – bikes and sledding: motion was made and approved at the last meeting to address this.

Security and Landscape Lighting: This had been added at Odin's request – don't know what this is.

Homestead & Country Vista: Greenstone installed arbor vitae shrubs in the common area that the adjacent homeowner has been maintaining. He no longer is able to maintain them himself.

Molter & Mission Swale: This had been added at Odin's request – don't know what this is.

Motion to adjourn at 8:30 pm.

Respectfully submitted by Karen Mack, Board Secretary