

MeadowWood HOA Minutes
January 16, 2008
7:00 pm
Location: Liberty Lake City Hall

Dennis called the meeting to order at 7 pm.

Attendees: Bruce Bell, Sue Schneidmiller, Scott Kingsford, Karen Mack, Gary Manthey, Dennis Scott, and John Swatzell.

Absent: Don Andrews and Becky Kurtz.

Guests: Colette Seubert

Approval of Minutes: The November 21, 2007 minutes are not yet ready due to a family emergency. Postponed to next meeting.

Old Business

Board Vacancies: We need to fill Position #5 (Odin Langford's former position) which expires in 2009. Colette expressed interest to rejoin the Board. Motion by Jon to appoint Colette to Position #5 on the Board, with a second of the motion made by Scott. All voted in favor of the motion.

There was a recommendation made by Dennis to shift Board expiration dates to realign back to a three-year cycle. We currently have ten members on the Board. Jon and Scott expressed an interest (and commitment) to extend their terms to 2010. Dennis will email all Board members whose terms expire in 2009 to see who else would like to extend their terms.

Election of Officers: Dennis Scott and Karen Mack stated that they didn't wish to continue as officers. Sue expressed interest in the Vice President's position. Discussion of what duties go along with the President's position (budget tracking, complaints, enforcement, responding to homeowner inquiries if they don't receive a response from Rockwood Property Management, signing legal documents, liaison with Rockwood Property Management, budget preparation, etc.). Dennis has offered to continue maintaining the budget spreadsheet if the Board would like to continue to use that format. Some upcoming issues that Dennis would like to see addressed – fences and \$80,000 surplus.

Motion by Scott to nominate Colette for President, with a second of the motion made by Jon. All voted in favor.

Motion by Gary to nominate Sue for Vice President, with a second of the motion made by Scott. All voted in favor.

Colette took over meeting facilitation from Dennis.

Karen stressed that tonight would have to be her last night as secretary, due to her increased commitments at home. Jon volunteered to fill in for three months until a new secretary could be voted in – no one else expressed interest in the position.

Budget Review: Dennis emailed the budget to the Board. His concern about the December line item for insurance was not answered by Rockwood Property Management. It is unknown at this time whether this amount was for 2008 or not. It should have been brought before the Board for a vote since it was a significant increase over the budget. Another issue was snow removal – there shouldn't be any snow removal under the main association. Dennis thought that perhaps it was mislabeled and probably belonged to the Ridge. The main association's carryover into 2008 was \$62,850.65 and last year's carryover was \$50,989.57. The Garden Ridge carryover into 2008 was \$5,359.12 and last year's

carryover was \$1,593.04. That sub association could use the surplus for the needed crack sealing this summer. Greyhawk's carryover into 2008 was \$5,290.07 and last year's carryover was \$4,166.04. The carryover amounts speak very well for the Board keeping expenses on track.

Fence at 908 Oakmont: Carlette didn't get back to Dennis as to who authorized the fence. Carlette believes that two former employees of Greenstone authorized the fence just to get the homeowners off their back. However, Scott believes he remembers Rob Brickett authorizing the fence. Colette will follow up with Carlette as to sending the notice of encroachment to the homeowner as directed in the November 21, 2007 meeting.

Garry Yard Maintenance: A landscaper has torn up the yard and installed new curbing. No more work has been done – probably due to the winter. We'll keep an eye on this property come spring to make sure work starts up again.

Tree trimming: No follow-up received from Carlette.

Rogan complaint: No answer from Rockwood Property Management as to why the Board didn't get notice of the attorney letter (dated December 6, 2007) until a month later. Dennis read the letter from the homeowner's attorney to the Board's attorney. The Rogans claim that they didn't receive any violation notifications from the HOA regarding their sign posted on the front of their house until they requested them from the property management company. The letter had instance after instance where the homeowner had claimed they never received a response from the HOA, despite numerous emails and voice messages left on the HOA hotline. However, emails that are sent through the website are copied to both the President and the Vice President, so it may be unlikely that this wasn't how inquiries were emailed to the HOA. The Board was completely unaware of this situation until the fine level reached \$1,000. The opinion was expressed that the HOA's attorney fees should be paid by Rockwood Property Management in the event that this was a failure by Rockwood Property Management to inform the Board of this situation. The budget shows that \$320 was incurred in November and \$245 in December – we don't know if either of those were for this issue. However, we do need to hear from Rockwood Property Management as to their side of the story prior to making a decision. We especially need to find out from them the sequence and timing of events that lead up to the \$1,000 fine. Colette will speak with Carlette regarding this and will email the rest of the Board after their meeting. We haven't received the enforcement reports consistently from Rockwood Property Management and this issue never showed up on an enforcement report. Some Board members cited examples of other known violations that have now spanned several weeks and that apparently weren't caught by Rockwood Property Management enforcement patrol.

Surplus property: The warranty deed for the property on Garry is being prepared and requires two signatures. This could be any two of the officers or two people designated by the Board. Sue and Colette agreed to sign the form, and Colette will notify Carlette.

On line dues payments: The unofficial response from Board was "No" - we do not wish to incur the estimated fees at this time. Rockwood Property Management is running it as an experiment to see how much participation there is by homeowners and will cover the fees for now.

Rules revisions – timing of yard landscaping for new homes: We'll obtain some examples from other HOAs in the area. Question was thrown out as to how we could enforce this? No difference with an unmaintained yard or a yard that wasn't put in in a timely manner. Rockwood Property Management would receive notification as to when a house closes so they would know when to inspect the home for compliance. Tabled until next month.

Unimproved property next to Garry – bikes and sledding – signs?: This is a steep slope between Garry and the houses on the Ridge. Sue mentioned that their neighbors reported to them that while they were out of town over the holidays there was a lot of sledding going on and when the snow melted her flower beds were mangled. Colette will follow up with Carlette as to where the signs are that were authorized by the Board at the October 17, 2007 meeting.

Security and landscaping lighting: Dennis will contact Odin to see if there were issues we needed to address concerning this.

Molter & Mission swale: This is another one of Odin's issues that Dennis will ask him about.

Revisit fence maintenance and repair: Continuation of ongoing discussion on what to do about fence maintenance. Colette will send Tom a note about notifying homeowners with bushes that are growing through the fence slats. Tabled until a future meeting.

Newsletter? Annual, semi-annual?: Sue and Karen volunteered to develop a semi-annual newsletter that would go out with the dues statements. Discussion of various content that could be included in the newsletters. Idea of HOA refrigerator magnets with contact information – Karen will research. Bruce will check on advertising with the Splash to see how many ads per year we get for free.

Bruce expressed his thanks on behalf of the rest of the Board for the work that Dennis has done as President.

Motion to adjourn at 8:55 pm.

Respectfully submitted by Karen Mack, Board Secretary

