

MeadowWood HOA Minutes
December 17, 2008
7:00 pm
Location: Liberty Lake City Hall

Colette called the meeting to order at 7:05 pm.

Attendees: Bruce Bell, Gary Manthey, Dennis Scott, Sue Schneidmiller, Colette Seubert, Jon Swatzell, Scott Kingsford, Karen Mack

Absent: Don Andrews

Guests: Karl Patchin, Leslie Palmer, Jeff Palmer, Aline Burke, Joe Roogens, John Mellick

Approval of Minutes:

The Annual meeting minutes and November meeting minutes were approved with no changes.

Guest Comments:

Guest asked who was responsible for replacing street trees. Tree was dead in June when they moved in. Also, neighbors haven't landscaped their front yard, 1819 N. Wolfe Penn Street. Colette will alert RPM. Another guest asked if anyone on the Board was an employee of Greenstone. Leslie Palmer asked if alleys are 10 mph according to State Patrol but people fly down the alley – not posted. RPM needs to check with Greenstone on speed limit, Colette will contact RPM and let Ms. Palmer know the outcome. Guest asked if Greenstone was going to build any more alley homes. Guest asked if alley discussion could be moved up in agenda. Board agreed to move alley discussion to top of New Business.

Old Business

Parks update:

Sue – Little Bear good

Gary & Bruce – Five Fingers good

Scott & Jon – Pumphouse - Bids for bark in parks

Including removing all pea gravel. Don't know how much the cost for the bark alone would be. Scott spoke to an Eagle Scout candidate about the project and he is very motivated. He will have a presentation prepared in January or February for the Board.

L Bear \$2547.00

P House \$2457.00

5 Finger \$6335.00

New Business

Election of new board member

Discussion of how to vote in new member, decided that it didn't have to be a secret ballot since we had only one nominee. Board voted unanimously to vote in John Mellick to fill Karen's position.

Ratify budgets

Dennis reviewed the proposed Meadowwood main 2009 budget for guests. We anticipate an increase in electrical costs. Special projects budget of \$6000 – set aside for possible projects such as replacing pea gravel in the parks and swale maintenance. Projected \$9000 increase in

expenses. Anticipated \$2000 decrease in revenue, but we're OK because of carryover. No anticipated increase in dues for general HOA members.

Dennis made a motion to ratify the Garden Ridge Budget. Sue seconded the motion. Motion approved by all members present.

Jon made a motion to ratify the main Meadowwood Budget. Scott seconded the motion. Motion approved by all members present.

Grayhawk subassociation budget was ratified at annual meeting by a quorum of the subassociation members.

No parking signs in Garden Ridge – Colette has printed email from Jim Frank

Dennis questions Jim's comments that streets are wide enough for cars to park on both sides. Dennis recommends that we post signs at entryway that no parking is allowed. Jim says we have to have a resolution on where to post the signs. Both Dennis and Sue said sign should be posted twenty feet from entrance that states no parking from that point to entrance. Dennis will meet with Tom to discuss placement of the signs.

Premier Property Management

Premier Property Management was scheduled to appear at the meeting tonight but didn't show up, probably due to bad weather. Meeting may be rescheduled for next month.

\$25 transfer fee language needs to be \$100

Fees have been deposited into HOA account instead of RPM's account. Future fees will be deposited into management companies account. Jon made a motion to amend R&Rs such that fee be changed back from \$25 to \$100, 2nd by Scott. Approved by all members present. Notice will be posted in the Splash.

\$50 NSF fee should only be \$40

State requires that maximum be only \$40. Jon made a motion to adjust fee from \$50 to \$40 to meet state law, 2nd by Sue, Approved by all members present. RPM has only been charging \$40 so no homeowner was ever charged \$50.

Animal control Section 5: Pet and Animal Care

The board had discussion regarding interpretation of the wording in the rules and regulations and CC&R's. Members agreed that there is not a wording conflict. Sections discussed are as follows:

(see CC&R Article 8, Section 8.7)

1. The Board of Directors recognizes the City, County and State ordinances regarding pet control as the same rules for the Association. Homeowners are encouraged to understand and abide by these laws as they apply to their particular pet.
2. Actions of pets outside the owner's lot may infringe upon the rights of other homeowners. Homeowners of concern shall receive notice from the HOA Board and/or the Association Manager outlining specific concerns and requesting action.
3. The pet owner is responsible for cleaning up immediately any mess left by their pet and/or repairing any damage done in areas outside the owners' lot, on common areas, or on areas of the owner's lot visible from the streets of MeadowWood. Any owner or occupant, who habitually allows their pet to use common areas or private property to relieve itself without proper disposal of the pets mess, shall receive notice from the HOA Board and or the Association Manager outlining specific concerns and request compliance. The City ordinance

requires homeowners to assume this responsibility for their pets.

4. No Domestic pet may be kept if it is a source of annoyance, nuisance, or interference with the ability of other homeowners to enjoy and utilize their property and common areas. The Board shall report any nuisance pet activity to the proper authorities.

CC&R's

8.7 Animals.

No animals or birds of any kind shall be raised, bred, or kept in any Dwelling, or on any portion of the Property; except that no more than three (3) usual and ordinary household pets such as dogs and cats may be kept, provided that they are not kept, bred or maintained for any commercial purposes, and that they are kept under reasonable control at all times. Any such dog shall be kept on a leash at all times that the dog is in the Common Area. Owners shall prevent their pets from soiling all portions of the Common Area and in the event a pet does soil a portion of the Common Area, the Owner or person in control of such pet shall immediately clean up after the pet. The Board may enact reasonable rules respecting the keeping of animals within the Project and may designate certain areas in which animals may not be taken or kept, or may require that specific animals not be allowed on any part of the Property.

Sledding signs in Garden Ridge by Sue's home -

The board received bids for the following items for Gary Hill.

The bid for Garry Hill is \$510.00 plus tax which includes the following:

\$70.00 FOR SIGN AND POST

\$275.00 FOR 45 HAY BALES

\$25.00 DELIVERY

\$140.00 LABOR

Tom doesn't think we should do anything on the hill. Discussion on what Board needs to do to protect liability, and even if the signs would protect us or not. Colette will check to see what liability the HOA has. Dennis brought up the point that it shows in our minutes that we discussed the issue and decided to do nothing, it may increase our liability. Jon made a motion to place two signs at the bottom of the hill (language to be determined), 2nd by Scott. Motion approved by all members present. Jon will research the best language for the signs, Colette will check with RPM.

Alley home snow plowing in Rocky Hill

Colette drove this area with Tom. 1st alley has 17 homes. 2nd alley has 21 homes. 3rd alley has 10 homes. Colette provided printed map to members for discussion. We need to decide what homes will be considered in the special assessment. All homes along the alleys or just homes that have garage entrance from the alley. Tom and Carlette ran numbers that only referred to 27 homes with garage entrances.

Majority of guests were from Rocky Hill and were questioning why the alley maintenance was going to be passed on only to homes on the alleys. Section 6.5.2 regarding costs for maintaining private roadway should be born by the homes that are on the private roadway only. Guests weren't informed at time of purchase that they were responsible for maintaining the alley.

Alley #1 has homes with alley entrance to garages, with the exception of the two homes on either end whose garages are accessed from the street. Alley #2 doesn't have any garages facing the alley. Board agreed to exclude Alley #2 from any maintenance, letters to be sent to homeowners. Greenstone has agreed to pay an assessment on any vacant lots that will be served with alley access to garages. On Ludlow, two homes that don't have garages on alleys. One home's garage faces a street with the alley running alongside their property. The other home on the corner has

the garage in the front of the home. Discussion back and forth with guests on propriety of assessing homeowners that aren't here.

Motion made by Dennis to negate his motion made at last meeting that in summary stated, "to make alleys private and to set up a special assessment that to pay for road maintenance such as snow plowing". His motion also stated that maintenance be left to homeowners, and the Board doesn't take any responsibility for the alleys, and the budget item be removed from the main budget" Motion 2nd by Gary.

Discussion of motion followed. Colette stated that the board owed it to the homeowners to set up a special assessment to maintain alleyways instead of leaving it up to the individual homeowners. Homeowner mentioned that he had difficulty selling previous home that was on private roadway that wasn't maintained. Board voted on motion. Two members voted to approve. Five voted against motion. Motion failed.

Scott amended his motion that alleys #1 and #3 – any property adjacent to alley are assessed. Motion 2nd by Sue. Motion approved by all members.

Discussion regarding how to bill homeowners for special assessment. It was decided by the board that RPM would send a bill to each homeowner at the end of the snow plowing season and at the completion of any maintenance. Homeowners liked the idea of receiving an actual bill rather than paying on an estimate. RPM could send a letter to homeowners giving them an estimate of how much the snowplowing will cost.

Newsletter

Newsletter prepared by Sue. No corrections or additions. Bruce recommended highlighting hotline number and bullet point regarding sledding safety. Recommended that information on shoveling sidewalks be sent on to the City for inclusion in the City's newsletter, and included in next Splash ad. Splash should also include notice about updates to R&Rs.

Meeting adjourned at 9:05 pm.

Respectfully submitted by Jon Seubert