

MeadowWood HOA Minutes
March 18, 2009
Location: Liberty Lake City Hall

Colette called the meeting to order at 7:00 pm.

Attendees: John Mellick, Gary Manthey, Sue Schneidmiller, Colette Seubert, Dennis Scott, Scott Kingsford, Bruce Bell, and Don Andrews,

Absent: Jon Swatzell

Guests: Sue McVicars, Bob McVicars, Gary Myhro, Ray

Approval of Minutes:

The February minutes were approved via email with no changes.

Guest Comments:

Ray wanted to thank the board for all of their help in getting a street light at the entrance of Garden Ridge. Light installed last week. Board is very appreciative of all of the work that Ray did to make this happen.

Budget Review:

Budget in line with expectations and 2008 planned expenditures. One exception to planned expenditure is the overrun in snow removal costs this year. A \$744 discrepancy in the association's favor was identified in the budget numbers. RPM will credit the association at the end of March. McVicars has been unable to get a check register out of RPM, they are continuing to work on this issue. McVicars is working to confirm number of homes in HOA. Some discrepancies in the number of homes has been uncovered. They are site verifying as they do inspections.

Old Business

Parks update:

Sue – Little Bear – Gravel is again being spread around again. Sue and her husband are cleaning it up.

Gary & Bruce – Five Fingers – Nothing to report.

Scott & Jon – Pumphouse Park – Scott contacted Scout regarding removal of pea gravel and distribution of bark. Preliminary details of project are worked out. Scout is finalizing formal plans for park renovation. Pea gravel at least 1 foot to 1 ½ foot at deepest point. Project updates will occur via email this month.

Splash Ads:

Board is in agreement that we will run ads as needed. No formal agreement will be signed with Splash since cost savings don't justify a contract. No ad will be ran for April.

Sledding signs on Gary Hill:

Looking for input from McVicars on information about sledding on hill. The hill is sand and continues to erode away. Sue recommends that we post as no sledding signs. McVicars will research alternatives and report back next month.

Article for the Splash regarding New Mgmt Company:

John spoke with Splash about running article. Article has not yet ran in paper.

Letter to the editor regarding New Mgmt Company:

Has not been submitted.

New Business

Hearing last week regarding Parking of Camper Van:

Class B motorhome, owner uses as a second vehicle. Owner would like to park vehicle at her home. Board members explained that one exception would allow everyone else to park RV's. Board also mentioned that she can't just move vehicle periodically. Dennis made a motion that she can't park her vehicle at her residence and must find another storage location. Seconded by Gary. Motion approved by all members present.

Update from McVicars:

Transition is in progress. This hasn't been the most difficult they've dealt with but has had its challenges. They want an accurate count of homes in the area and are working towards this goal. They are validating plat maps to actual. Gary will work this as he makes inspections. Entering data on financial information, invoicing, letters, and field leg work to get transition completed. RPM has provided ledger cards on dues that are delinquent. Should have financial statements available for next meeting.

Bid for Sprinklers:

Tom of RPM did this work in the past. Colette presented 2008 expenses that Tom provided her. Board discussed possibility of Tom doing sprinkler maintenance and repair. Colette will discuss details of possible arrangement with Tom and ask Tom to contact McVicars directly.

Received 2 bids from various landscaping contractors. Both bids include parts and labor expenses. Board discussed distance of contractors with respect to Liberty Lake since contractors will be charging from shop to work site hourly rate.

Board will discuss proposals and make decision via email this month as sprinklers must be turned on before next meeting.

Bid for Tree Spraying

Colette met with Gary of McVicars and Chris of Jet Green. They toured the association to see common area trees. Jet Green's proposal consisted of the following:

Spray trees 2 times/yr at \$2600, \$1300 each spraying.
Spray trees 3 times/yr at \$3900 total, \$1300 each spraying.
Additional \$800 for Sycamore trees.

He will guarantee spraying and will monitor for infestations on the 3 times per year plan. He will spray any additional infestations at his expense.

John made a motion that we go with Jet Green to include 3 treatments of spraying at a cost of \$3900 plus sycamore trees for \$800. Bruce seconded motion. John made amendment to motion that current vendor will be notified to terminate any existing contract. Bruce seconded motion amendment. Motion approved by all members present.

Website Information:

Site is updated.

Arboridum Update:

The city does not have the monies to do anything with the arboridum in 2009. It is in the budget for 2010. \$5,000 of \$10,000 grant from Canada was spent on WSU presentation.

Motion to adjourn at 8:55 pm.

Respectfully submitted by Jon Seubert