

MEADOWWOOD HOA Minutes
June 17, 2009 at 7:00 pm
Location: Liberty Lake City Hall

Colette called the meeting to order at 7:04 pm.

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

Eric Busch, Jon Seubert, Bob McVicars

Absent: Gary Manthey

Guests: None

Approval of Minutes:

The May minutes were approved with no changes.

Guest Comments: None

Budget Review:

McVicars will be making some corrections regarding the percentage amounts for office type expenses in subassociations budget. These type of expenses are to be paid out of the main association budget. Expenditures to planned budgeted items are within expected variances with the following exceptions; water expenditures seem low, distribution of dollars associated with flower planting seems incorrect (total is normal amount).

Old Business

Parks update:

Sue – Little Bear – Weeds in gravel, 1st time seen by members. Dennis and Sue will pull weeds.

Gary & Bruce – Five Fingers – Everything is fine.

Scott – Pumphouse Park – Pea gravel to bark conversion is half complete. Feedback from homeowners has been positive. Currently approximately \$2700 spent so far of \$4000 budget. Scott made a

motion that we approve payment. Second by Dennis. Approved by all members present. Second half of project will move forward and board has acknowledged that cost may exceed dollars set aside. Project will be reviewed at next meeting.

Fence Painting:

Homeowners have been notified and Eric provided homeowners with 2 contractors that can repair fencing in need of repair. Otherwise, homeowner can make repairs themselves. Eric will provide physical measurements of HOA fencing for entire association to board members. This information was provided by Gary Manthey. The association has 6,112 feet of fencing according to this document.

McVicars will follow-up to see if Shanks has done any warranty repairs to fencing painted last year near 5 Fingers Park. Eric will follow-up on this item.

Wolfe Penn home – Yard Maintenance:

Yard has weeds, homeowner keeps saying he is going to do it and never does. He has been given a violation notice. He has made some headway on clearing the weeds but, not close to putting in a yard. He has lived in house over 1 year. Homeowner will be given a reminder letter 30 days from initial letter. Homeowner will be receiving 1st fine 60 days from initial notice sent in 3rd week of May.

Newsletter:

Completed and sent to McVicars. Newsletter will go out at the end of the month with billing statements. Sue McVicars' wanted to add a few items to the letter. Sue will send out a notice when her additions to the newsletter are complete. Board will have opportunity to review letter prior to mass mailing.

New Business

Dues Collection:

Colette asked that board make some decisions as to how we want to proceed with collecting past dues. Approximately \$30,000 outstanding which includes 24 homes that are seriously past due. Board discussed options for collecting dues such as collections, suing, property liens, etc. Dennis prepared a proposal that was handed out to the board

members. Scott initiated conversation about the proposal and it was discussed. Dennis explained that McVicars would only receive compensation for these specific 24 accounts. The proposal would allow McVicars the following as compensation:

1. 10% of anything collected on delinquencies above \$300;
2. One-half (\$25.00) of the fee assessed when a pending lien notification is prepared and mailed;
3. One-half (\$62.50) of the fee assessed for preparing and filing a lien; and,
4. Fee of \$100 if and when a lawsuit is filed for working with the attorney through the judgement process.

Dennis made a motion that McVicars be allowed to continue to work this list with compensation as outlined in Dennis' written proposal. Second by Scott. Motion passed with approval by all members present.

ARC:

Do we want to get involved in the ARC and to what extent. McVicars has been in discussion with Greenstone regarding the ARC governance vs. the CC & R's. Technically most items are covered by ARC governance but the ARC isn't enforcing rules. One solution would be to participate as a member in the ARC. The ARC has shot down this idea. Another proposal is to take over ARC on built houses. The ARC has shot this idea down as well. McVicars will prepare a letter to Jim Frank requesting names of the 3 ARC committee members, their process for enforcement and duties, and clarification in relationship to CC & R's and Rules & Reg's.

Vacant Homes & Yards:

We have many vacant homes where yards are dead and full of weeds. Scott made a motion that we reimburse neighbors up to \$25 dollars per month for watering if they will take care of the front yards of vacant homes next to them for the summer season. Second by Karl. Motion passed, approved by all members present.

Replacing street trees:

Street tree subject will be tabled until next month. Hopefully we will have additional information regarding the ARC.

Meeting adjourned at 9:03 pm.

Respectfully submitted by Jon Seubert