

**MEADOWWOOD HOA Minutes**  
**April 21, 2010 at 7:00 pm**  
**Location: Liberty Lake City Hall**

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

**Attendees:**

- **Board Members Present:** Colette Seubert, Kathy Oliver, Jesse Starr (early departure: 8:30), Karl Patchin, Scott Kingsford, John Mellick, Don Andrews, Michael Walsh, and Bruce Bell (late arrival: 7:15)
- **McVicars:** Eric Busch, Bob McVicars, Sue McVicars
- **Absent: None**
- **Other:** Jon Seubert

**Approval of Minutes:**

The March meeting minutes were reviewed and approved via email.

**Introduction of Guests:**

Tim Holman – Clearwater Summit Group Inc.  
Ray Basler – Rocky Hill, just visiting  
Laura Frank – Friends of Pavilion Park (FOPP)  
Shannon Olery – Rocky Hill Townhomes, just visiting

**Budget Review:**

Budget information was reviewed during meeting. The HOA is in a good cash position. Expenses are in line with expectations.

**Old Business**

**Parks:**

Little Bear – Bruce – Looking fine.  
Five Fingers – John – Gravel needs to be cleaned off cement.  
Pumphouse - Scott & Kathy - Clearwater Summit is donating material and labor to add a pathway from the sidewalk to basketball court.  
Avista performed a power line locate service. Installation planned for April 22<sup>nd</sup>.

## **ARC Update:**

Discussed Drew's letter from last fall, which offered HOA participation on the ARC. Drew, from Greenstone, sent a letter to the HOA board offering (2) "appointed member positions" with the ARC committee. John and Jesse agreed to fill these new ARC positions.

Last month, a homeowner submitted a request to install a greenhouse. John and Jesse felt the greenhouse request should be denied. Drew did not agree with John and Jesse's recommendations to deny the greenhouse request. The homeowner was given permission for the build, despite John and Jesse's opposition. This action has caused the HOA board to question the purpose and lack of authority associated with the board's participation on the ARC review board.

John, Jesse, Bob, and Colette held a meeting with Drew. Apparently, Drew approved the greenhouse at Jim Frank's direction. During the meeting, Drew announced that the HOA members on the ARC, John and Jesse, were only acting in an advisory role. Drew said that Greenstone never "officially appointed" any members to the ARC; therefore, the HOA members are only advisory members.

The board discussed a letter to Jim suggesting a compromise regarding the ARC. The board discussed the possibility of asking for control of ARC issues in the developed areas of the MeadowWood Association. Greenstone would continue to control ARC issues in the Rocky Hill development.

McVicars drafted such a letter and presented it for approval, suggesting that all board members sign it. All board members signed the letter.

## **McVicars Modification/Changes:**

McVicars' modifications/changes to the *ARC Rules and Regulations*. Issue will be tabled until next month. Until they hear back from Greenstone regarding active participation in ARC, McVicars is in a holding pattern.

## New Business

### Friends of Pavilion Park (FOPP):

Laura would like to address the board regarding pocket park concerts. FOPP is trying to bring more awareness to pocket park activities. This year's theme is *Rock the Park*. The FOPP would like the HOA to help encourage community involvement. The FOPP is not asking for money. They are looking for "word of mouth" advertising. They are thinking of neighborhoods attending. Looking for "(1) park (1) day" type events. The board will support a Friday August 20<sup>th</sup> event.

The FOPP will advertise this date and HOA Board Members, Don, John, Kathy, Michael and Scott have agreed to make signs, go door to door to advertise the event, and develop a "plan" concerning what to do in order to encourage community involvement. A potluck was suggested. This model requires HOA members to coordinate with attending homeowners as to what food to bring, etc.. It was noted that two rounds of notification to homeowners would be most productive.

### Lyon's Club Bed Race:

The Lyon's club is hosting a Bed Racing function on July 31<sup>st</sup>. This event is a fund raiser for the Lyon's club. The club is in the process of determining how the proceeds will be used. Beds can be decorated and mounted to a wheel base. No motors. If you would like more details, please contact Mayor Wendy Van Orman.

### Common Areas:

Michael and Don commented that they are impressed with the condition of the green areas and the initial mowing of Garden Ridge.

### Fences:

McVicars recommends painting the West side of Molter. The East side is also in poor shape, but not as bad as the West side.

Section of Fence	Approx Linear Ft.	Paint Date
West side of Molter from Boone to Maxwell	879	2006

West side of Molter from CV to Boone	885	2006
East side of Molter from LDS to pathway	964	2007
Southside of Mission from pathway to Malvern	1373	2009
North side of CV from Five Fingers to Knudsen	1093	2008/2009
North side of CV from Knudsen to Settler	362	2008/2009
Common area by Kelsea and Settler(both sides)	72	2009
Common area by Kelsea and Settler(both sides)	91	2009
	5719	

*Table 1: Table of association maintained fences.*

The Board discussed which sections should be painted. Scott made a motion that McVicars' should submit an RFP for the painting of the West Side of Molter with 4 year contract of painting the same linear feet of fence each year but in different areas of the HOA common areas. Scott amended his motion from a 4 year contract to allow McVicars to adjust time period accordingly. Motion had a Second by Bruce. Motion approved by all members present. (Jesse left the meeting before this motion was approved).

### **Rocky Hill Cottages:**

Monthly assessments for Rocky Hill Cottages.

Homeowner would like us to give her a break on her monthly dues since her yard isn't in yet. Eric will be briefing us on this. Board decided that it isn't possible to prorate homeowners for services rendered. Prorating isn't a supportable business process. Costs of management would escalate quickly. The installation of the yard is between the homeowner and the builder (Greenstone).

### **Splash Ad:**

Colette brought up issue that a splash ad hasn't been posted. It was decided a couple of months ago that a splash ad would be published. The board decided to wait a month or so before placing the ad.

Meeting adjourned at 8:50 pm.

Respectfully submitted by Jon Seubert