

MeadowWood Homeowners Association
Board of Directors Meeting
July 12, 2006

Location: Liberty Lake City Hall, 22710 E. Country Vista

Attendees: Bruce Bell, Pat Cunningham, Scott Kingsford, John Korondy, Becky Kurtz, Karen Mack, Gary Manthey, Dennis Scott, and Colette Seubert.

Absent: Mark Andresick, Odin Langford, and Dawn Lenss.

Dennis called the meeting to order at 7:05 PM.

Approval of Minutes: The June 14, 2006 minutes were emailed to the Board on June 20, 2006. John moved via email on June 20th to approve the minutes. Scott seconded the motion via email on June 20th. A total of ten votes approving the minutes were received.

Guests: Jim Frank from Greenstone Homes, Mark Fox, and John Mellick.

Old Business

Budget Review: No budget update available. Dennis will receive the update next week from Trudi and will email the file to the Board members.

Enforcement: Dennis passed out list of violations/status as of July 11th. Board members expressed interest in seeing a complete list of violations for the entire month. Jim stated that it would be too cumbersome to document every phone call. Dennis explained that people have complained about reporting violations and that no action seemed to be taken. Jim stated that on some issues it is a very fine line on whether they're actually violating the covenants or not. He said that there seem to be far fewer violations this year than last year. Scott suggested that only once a courtesy letter is sent should it be added to the report. Becky mentioned her neighbor who has habitually parked their trailer in their driveway since March. John suggested that a summary of the number of door hangers left, courtesy letters sent, etc. would be sufficient. Dennis said that problem has arisen when violations happen over the weekend – such as someone parking their boat over the entire weekend. Jim explained that they have to document everything in case it is eventually escalated into the legal process. We have to go through this process because we now have a fine system, so we have to have it properly documented or it could possibly be thrown out of court after a lot of expense to the Association. He believes that action has been taken against the chronic offenders. Jim asked if we could defer the issue until Trudi arrives after her school board meeting. Kevin is out in the neighborhood every day as a routine part of his job. If he sees a violation at that time, he can write it up. Mr. Mellick suggested that the Board members could also participate in the enforcement. Dennis explained the situation that occurred when a Board member had taken on the enforcement, and the violator came to their house and got into a verbal confrontation with their daughter. Jim said that Trudi routinely drives through the neighborhood as well. Mr. Mellick's neighbors still contact him with questions (thinking he's still on the Board). There is an SUV that has been parked by Knudsen Court for quite some time.

Web Site Access (Scott): Greenstone has hired Mike Parker, who is in charge of maintaining the web sites for all of the associations that Greenstone manages. Colette noticed that the Board member list is

incorrect – Scott explained that he hadn't requested updates to this list yet. Jim said the template was set up to make it easier to manage the sites for all ten properties. Jim said to email the information to Mike and he will post it to the web site.

Board Member Reports

Splash Ad/Notifications (Mark): Mark wasn't in attendance, but Dennis mentioned that the ad was in last week's paper.

Arboretum (Scott): The Liberty Lake Sewer and Water District has donated to the HOA and the City some decorative boulders and stones to use in the Arboretum. Hal, the City's golf course landscaping person, will move the rocks to the arboretum. The City will hold a design workshop Thursday, July 27th, at City Hall at 6:30 pm. Design concepts will be developed from the workshop. The City will engage an outside person to do the final design.

Street Lights (John/Odin): John reported that the City has agreed to take over the street lights on the arterials only. Odin had emailed everyone after the meeting with the City, reporting that with the backing of Mayor Steve Peterson, it was agreed that the City should assume arterial lighting responsibilities and Mayor Peterson directed Doug Smith to contact the utility company to collect all necessary information for moving in that direction.

Park Improvements

Five Fingers: Who wants to take this on? We just need to have someone keep an eye on the Park to see if anything needs to be done. Gary volunteered to take that over for a while. If there are any concerns, he should report back to the Board about what needs to be done.

Pumphouse (Colette/Becky): The park is now getting water. Colette noticed several weeks ago that nothing was being watered – the water didn't seem to be turned on. Kevin checked it out – the valves are housed in a generic box that all landscapers have a key to. He turned the sprinklers back on, but when he checked on them several days later someone had turned them off again. He will continue to monitor those sprinklers.

Little Bear (John): Pat has moved the shovel toy to a more suitable location.

Board Members

We have three recent resignations and replacements are needed. The question was put to the board members if we should put an ad in the Splash looking for volunteers? They would fill in just to the end of the term of the original board member. Dennis could add the term lengths to the ad. It will be posted to the website as well. The question was asked as to why we have to fill the positions? Dennis explained that we can't change the size of the Board without voting on it as a Board, so we do have to replace the vacant positions. There has been only one meeting (last summer) since the merger (20 months) where we didn't have a quorum. Guest Mark Fox mentioned his interest in joining the Board. He will follow up with Colette.

Fence Painting Next to Common Areas

Should the association be painting the fences next to the common areas? If so, we would have to add those fences to the maintenance schedule. We currently have 1,200 feet/year scheduled for pressure washing and painting. We could increase that linear feet or extend the schedule. It would add another year to the schedule if we go that direction. We also have to keep in mind the life cycle of the paint. If the fence needs minor repair such as top or bottom boards, the Association should just take care of it. If it requires major repair such as the posts rotting, etc., homeowners could be approached about splitting the costs. Jim explained that Greenstone has a long standing policy of having neighbors share the maintenance of their common fence. We really can't make a distinction where fences border common areas – in that case the Association is the adjacent neighbor. It seems unreasonable to have the homeowners paint both sides of the fence and we have to have consistency. Mr. Mellick mentioned a rotted post near his home near a swale.

Scott moved that fences bordering common areas be included in the maintenance and painting schedule. A second of the motion was made by Bruce. All voted in favor of the motion.

The fence bordering the common area at Sinto and Malvern requires some minor repair per Kevin, so this would fall under the above motion.

New Business

Election of Vice President

Bruce nominated Scott for the open Vice President position, with a second of the nomination by Pat. Scott declined the nomination.

Dennis asked if anyone would like to volunteer for the position? It just requires that they start the meeting in Dennis' absence.

Becky nominated Colette, with a second of the nomination by Scott. Colette accepted the nomination. All voted in favor (enthusiastically).

Rules and Regulations Update

Dennis hasn't had time to work on it, so this is deferred to the next meeting.

Sprinklers Vandalism

Trudi received a complaint that children broke 12 sprinklers at Mission between Molter and Malvern. Matt at Greenstone will replace them instead of hiring an outside firm (to save some money), but the cost will still be charged back to the Association.

Greyhawk Monument Work

The pruning and trimming for the Greyhawk Monument came to \$320.38, which was not in the original budget. John would like to see a breakdown of the charges - he felt that amount seemed high for what was done. Bruce would like to see this come out of the sub association's budget and not the general association budget.

The lights have been repaired at the monument. Some of the wiring is above ground, so Dennis has asked for a bid to bring the electrical up to code.

Greenstone – Contact Person

Trudi is our contact person at Greenstone. But when she is out on vacation or out sick, who do we contact in her absence? She doesn't have an auto responder on her email or the contact email for the association. Jim said that after January 1st, the property management (and Trudi) would be moved outside of Greenstone to Rockwood Property Management. There is a larger staff available in that company, so there would be more back up people. Jim agreed that Trudi should set an auto responder on her email when she is going to be out.

On a side issue, Scott mentioned that the Board officers no longer receive a courtesy copy when someone submits a notice via the web form. That will be corrected.

The issue was raised of not having a Greenstone representative at all our meetings to answer questions that come up. Jim explained that holding the meetings on the second Tuesday of the month conflict with Trudi's school board meetings. The management contract states that a management company representative would attend a minimum of three or four meetings per year. The Board could consider moving the meetings back to the third Wednesday of the month. Scott moved that the Board meetings be moved back to the third Wednesday of the month. A second of the motion was made by Becky. All voted in favor of the motion.

John mentioned that in the Cottages there is a house on Wright with a PVC tube boat shed with a tarp on it. Trudi told him that “the Board” approved it and that it is behind the fence. Jim wasn't aware of it – he generally wouldn't approve something like that. Jim explained that covenants are different from the architectural review requirements. This structure wouldn't be a covenant violation – it would fall under the architectural review area. If it is below the fence, he can't get involved with it. He could get involved if it is visible above the top of the fence. It would only become a covenant violation if the backyard is in serious disrepair.

Dennis asked Jim to explain the rationale for not wanting a Board member on the architectural review committee. Jim explained that it is a separation of duties and as the developer, it is a function of their vision for the community. Control of the architectural committee won't be turned over to the homeowners until Greenstone has completely built out the development. However, he will seriously consider our input into architectural committee issues. Dennis said that we could accept that position as long as the committee is responsive to our questions and input.

Watering Issues – City and HOA

Dennis wrote Doug Smith a note stating that some of the common areas were looking stressed.

The meeting adjourned at 8:50 PM.