

Meadowbrooke HOA Board Meeting Minutes

Date: 7/28/15

Time: 7:30 - 9:30 p.m. @ Wes & Lynn Rammels home

Attendees: Wes Rammell, Brian Russell, Sandy Ream, & Amanda Staggs. Robert Greene absent.

Topic	Discussion	Name/Date
Report on status of tasks from first meeting	<ul style="list-style-type: none">• Amanda Staggs picked up a box from Wendy Blankenship with financial information also the HOA check book, keys to P.O. Box, and gates as well as meeting minutes.• Brian Russell spoke with the gate contractor (Scott Eisenlohr of Eisenlohr Enterprises Ph# 212-0191, IRONBIRD@BRESAN.NET) who was already aware that gate project may not proceed at this time - he asked to finish putting in conduit and backfill ditches for safety. Brian verbally gave permission and obtained a copy of the invoice stating the HOA had paid \$12,775 to date.• Brian Russell picked up a box of ARC records and plans along with the old gates from block 2 from Shea Hicks. The sprayer remains at her home at this time.• Discussed current vendors for mowing (precision dirt work) and snow plowing (Lost Creek)	All attendees
Legal Counsel	<ul style="list-style-type: none">• A meeting has been set with counsel for any/all board members to discuss interpretation of covenants as it pertains to annual vs special assessments, the authority of the HOA Directors to act	Meeting set for M, 8/3/15 @ 4:30 p.m.

	<p>independently of the HOA members, and to discuss if there is any recourse for the new Board of Directors to recoup monies spent toward the block 2 electric gate project.</p> <p>**It is noted on the invoice provided that >7k has been paid toward the gate controller and telephonic system which has not been delivered nor installed.</p> <ul style="list-style-type: none"> • Attorney: Colleen Donohoe 221 1st Ave East, Kalispell, MT 	
Inventory of records	<ul style="list-style-type: none"> • An inventory of all financial records received from the former treasurer, the meeting minutes, the check book etc... will be done and documented. 	Amanda Staggs
CPA	<ul style="list-style-type: none"> • Financials will be retrieved from Bookkeeping Plus and submitted to a CPA for Audit, per the covenant guidelines, at the earliest available time to determine an accurate starting point for the new board. 	Wes Rammell
Signers on bank account	<ul style="list-style-type: none"> • Need to determine who the current signers are on the HOA checking acct and CDs and what the process is for removing the former board members and adding the new board members. 	Sandy Ream
P.O. Box	<ul style="list-style-type: none"> • Former treasurer, Wendy Blankenship, reported to Amanda that someone needs to check the P.O. Box and that the new board should expect a bill for rental of the fire house conference room. 	Wes Rammell
HOA weed sprayer	<ul style="list-style-type: none"> • Will continue to connect with Shea Hicks to pick up HOA weed sprayer. 	Brian Russell
Road side weeds vs lots	<ul style="list-style-type: none"> • Board discussed the need to spray along roadsides again as new noxious weeds are growing. • Problems with individuals not spraying and weeds spreading to other lots - especially lot owners who don't live here nor visit often. • Spraying for noxious weeds is a state law not just a covenant rule. • Keep on agenda for future meeting - need possible solutions for out 	All attendees

	of state lot owners and need to arrange for another spraying along roadside.	
Signage	<ul style="list-style-type: none"> • New signs for all 3 entrances to the subdivision and the pond. Signs need to state private property. The pond sign should also state no swimming, walking on ice, and the HOA will not be responsible/liable for trespassers. (Exact language to be determined and a sign company consulted.) 	Wes Rammell
New ARC	<ul style="list-style-type: none"> • Directors agree to hire a 3rd party architect for site plans - all feel it would be best if someone from the board meet with architect to review covenants and negotiate rate variables ie; residence vs out buildings. 	Wes Rammell Brian Russell
Positions re-visited	<ul style="list-style-type: none"> • Amanda Staggs will be Treasurer and Sandy Ream will be Secretary for new board. • Also Amanda's husband Don Staggs has expressed interest in assisting the board. 	Agreed by all in attendance
Current liens	<ul style="list-style-type: none"> • Once financials are audited - the board will review all current liens and try to determine circumstances of hardship vs a pattern of delinquency etc... (there may be at least one circumstance of hardship of an owner due to the death of a spouse) • May consider developing criteria which would allow for a "special allowance" possibly waiving penalties and/or interest due to hardship. • Board will also need to evaluate current HOA dues and budget items. 	All in attendance
Website & email	<ul style="list-style-type: none"> • Proposal to set up a website w/domain name and email for all HOA board and members to communicate. Nominal fee of approx. \$99.00/year • Need to send out announcement letter to all members announcing new board members once status of current business issues is known. 	Sandy Ream

Next board meeting	Next board meeting to be held 8/5/15, 7:30 p.m. @ Wes & Lynn Rammell's home.	
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