

Meadowbrooke HOA Board Meeting Minutes

Date: December 10, 2015

Time: 7:00

Attendees: Wes Rammell, Brian Russell, Sandy Ream, Amanda Staggs

Topic	Discussion	Name/Date
Shea Hicks opinion poll	<ul style="list-style-type: none">• Wes Rammell presented the results of S. Hicks opinion poll along with the results of his phone poll for discussion pertaining to the electric gate project previously start by the 2014 BOD for the main entrance of block 2.• It was unanimously agreed that there was insufficient support to even warrant an actual vote of the HOA members at this time.• Amanda Staggs/Treasurer added that there were also insufficient funds to complete the job even if there were support.• The checking account had been depleted by the 2014 BOD having spent over \$40,000 in the 1	All in attendance agreed

year they held office. Amanda stated there was now less than \$10,000 left in the account. The balance on the gate project was a minimum of approx. \$13,000. The annual HOA insurance which was paid in Nov/2015 was \$550, and snow plowing costs based on previous years will be in the thousands.

- For the record should this electric gate project for the main entrance of block 2 ever go forward: it should indeed be a special assessment project with costs being split by the owners of block 2 only as the members of block 1 would not benefit, as written in the covenants. It is the belief of the 2015 BOD and the attorney consulted that the annual assessments (dues) should never have been spent on this project and furthermore the funds from block 1 should not have been co-mingled for this purpose.
- Also of record - as referenced in the 2015 BOD response letter dated 8/29/15 which was mailed

	<p>to all HOA members. The minutes of the 2014 BOD dated 7/6/2015 stated clearly they were anticipated the gate project depleting the bank account to a point that the HOA would not have sufficient funds available for annual recurring expenses such as snow plowing, liability insurance, etc... and that their intentions were to cash out one of the HOA's CDs as well as raising annual dues in order to cover the expenses.</p>	
<p>Status of reimbursement</p>	<ul style="list-style-type: none"> • Colleen Donohoe/attorney states that Scott Eisenlohr of Eisenlohr Enterprises has refused to provide a breakdown of services rendered/work done on the gate as the 2015 BOD is seeking reimbursement for those items which were paid for, but not provided. • The BOD reviewed the invoice and have come up with what we believe the HOA members have paid for, but not received. Wes Rammell will take our calculations to Colleen and ask she draft a 	<p>All in attendance agreed</p>

	<p>letter requesting reimbursement. The HOA should receive a refund of approximately \$1900 - \$2500.</p>	
<p>Delinquent dues/penalties</p>	<ul style="list-style-type: none"> • There is one member who has not paid dues for her lots since they were purchased. She has cited that her husband became ill soon after they purchased the property and he has since passed away. The majority of what she owes is not the dues, but rather the stiff penalties and interest rate the previous BOD levied against her. Her pleas to have the penalties/interest waived were denied by the previous BOD. • Due to this the extent of hardship -Wes Rammell will call this individual and offer "one time only" to waive the penalties/interest if she will agree to pay her back dues in full within 6 months of this agreement. 	<p>All in attendance agreed</p>
<p>Electrician</p>	<ul style="list-style-type: none"> • It has been of great concern that the lights at the main entrance were removed during the demolition at the main entrance by the 2014 BOD 	<p>Discussed by all in attendance</p>

	<p>for the gate project.</p> <ul style="list-style-type: none"> • Wes has contacted several electricians who have all stated they are booked up and have declined the job to re-install the lighting. The 2015 BOD are continuing to look for a solution even if it is a temporary lighting of the entrance until which time the original lighting can be restored. 	
Pond-aerator	<ul style="list-style-type: none"> • The BOD discussed concerns over the aerator and it's care during the winter months especially when the pond freezes. • Wes has the keys and will attempt to call the manufacturer and/or google the make/model of the pump to ensure it is cared for properly. • Also, we are looking into whether the aerator can be placed on a timer so it is not running constantly during the summer months to decrease the cost of the HOA members monthly electric bill. 	Discussed by all in attendance
Seperation of blocks 1 & 2	<ul style="list-style-type: none"> • Per the CC&Rs block 1 assessments should be determined by the vice president of block one 	Agreed by all in attendance

	<p>and should not be co-mingled with the assessments for block 2 for any purposes which would not benefit block 1.</p> <ul style="list-style-type: none"> • Block 1 assessments should be determined based on the needs for general road maintenance of block 1 as well as costs for all common areas including the pond maintenance, insurance, electric bill, etc.. • Also, as noted in the CC&Rs lots 10 & 11 would continue to have lower annual assessments due to the fact that they are located along the county road and do not benefit from snow plowing, weed abatement, etc... provided by the HOA. • Amanda Staggs/Treasurer who is in contact with the bookkeeper will get a list of current expenses/dues applicable to block 1 lot owners and provide information to Brian Russell, VP of block 1. 	
Meeting	Adjourned at 8:30 p.m. next BOD meeting TBD.	