

Meadowbrooke HOA Board Meeting Minutes

Date: April 26, 2016

Time: 7 p.m.

Attendees: Wes Rammell, Brian Russell, Sandy Ream, Guy Greene (via phone), Amanda Staggs

Topic	Discussion	Name/Date
Lights at Entrance to Block 2	<ul style="list-style-type: none"> • Wes and Brian are to meet this Saturday 4/30/16 at 0900 to attempt reinstalling the lights at the main entrance. • Wes states Jerry Wiech volunteered to assist as needed when they spoke last month, as he initially installed them. 	Wes Rammell & Brian Russell
Additional Fees for start of Gate Construction	<ul style="list-style-type: none"> • HOA Board agreed, for now, to neither pursue refund or payment of additional invoice from gate contractor [Eisenlohr]. 	All in attendance agreed.
Lawsuit	<ul style="list-style-type: none"> • HOA BOD received another letter from HOA member's attorney dated 2/19/16 stating that if the BOD did not provide a letter stating member has approval to build or that approval is not required, then a complaint (copy enclosed with letter) would be filed with the district court for resolution. BOD consulted an attorney and drafted a response stating, again, that there would be NO defamation to title history, and that according to CC&R's, no approval was necessary.....just as the member's attorney already referenced. • Wes Rammell, President, was served papers on 4/21/16 as notice that HOA members have filed a lawsuit against the Meadowbrooke HOA. Members are asking for judgement in their favor to build, an award of attorney fees and costs, and whatever other relief court deems equitable and just. • Given the 30-day building approval guidelines clearly stated in the CC&Rs, it is unclear to the BOD why the HOA members sought legal counsel in this matter. • HOA Member requested that all correspondence regarding building be via <u>mail only</u> when plans were originally submitted. There was no indication prior to plan submittal that the member was waiting for ARC establishment to build. There was no instance in which member was willing to work with the BOD to gain approval. Member should have a clear understanding of Bylaws 	All BOD members agreed to consult legal counsel and proceed as advised.

	<p>and CC&Rs as HOA member was previously appointed to the Meadowbrooke Architectural Review Committee during a previous BOD term.</p> <ul style="list-style-type: none"> • When HOA members (husband & wife) submitted their building plans, the HOA BOD respected their request for correspondence via regular mail service, but did feel it might slow the process. It is unfortunate that: 1) HOA members state they did not receive BOD correspondence, 2) BOD correspondence was not sent certified mail. It is members' choice to assume/suggest that correspondence was never sent and to proceed as such. • The BOD has 21 days from 4/21/16 to respond to the lawsuit. BOD feels a responsibility to all HOA members, and all agreed that there is no choice but to consult legal counsel again in this matter. • It is very disturbing that HOA's assessment monies are being targeted...for what reason and to what end? 	
Weeds	<ul style="list-style-type: none"> • Wes Rammell has obtained a tractor with a weed cutting attachment and it can pull the HOA's weed sprayer. • Wes and Brian are discussing the sharing of this task vs. hiring it out if neither has time as we enter the summer months. • If time becomes an issue, Wes will acquire bids to have mowing and weed abatement completed. 	All in attendance agreed.
Back Gate Block 2	<ul style="list-style-type: none"> • The back gate latch of block 2 has been damaged beyond repair. It is unknown who did this? • For the time-being, Wes suggests that he run a chain through the gates and padlock it closed. • All of the residents who live at that end of the subdivision do have keys to the padlock. • As there has been a turnover in lots/home sales, Wes will reassess the desire to have this back gate locked as appropriate. 	All in attendance agreed.
Bank Papers	<ul style="list-style-type: none"> • Bank stated there was an error on their behalf when papers were signed by the new BOD for the CD's. Glacier Bank sent new set of paperwork to sign. Paperwork was signed/initialed by all in attendance: Wes, Brian, Sandy, and Amanda. 	All in attendance signed CD papers.
Adjournment	Meeting adjourned at 8:30 p.m. Next meeting date/time to be determined.	
Addendum	<i>Brian, Wes, and Jerry all worked for some time on 4/30 trying to reinstall the lights at the main entrance of block 2, but were unsuccessful. It appears that last year's</i>	

construction to the main entrance has destroyed the conduit underneath the road and they were not able to run the electrical wire through the existing conduit.