

# Meadowbrooke Homeowners' Association

## Annual Meeting Minutes

Where: Marion Grille (Hilltop) Pavilion, Marion MT

When: July 20<sup>th</sup>, 2016

Time: 7:00 p.m.

### Attendees (those signed in):

Edna (Eddie) Greene	Josh Nunn
Andi Wilkinson	Clyde & Mary Raborn
Steve Lange	Shea Hicks
Pam Wasserman	James & Laura Woodward
Ed & Delores Moore	Mike & Karen Gentry
Sam & Laura Cox	Lisa Bendfeld
Stu & Anita Hillis	Don & Amanda Staggs
Dick & Linda Abel	Wes & Lynn Rammell
Gerald & Vickie Wiech	
Bob & Wendy Blankenship	

1. Welcome & Introductions – Wes Rammell, President
  - a. Wes Rammell introduced himself and welcomed members to annual meeting and elections.
  - b. Wes introduced:
    - i. Amanda Staggs, director/Treasurer - present
    - ii. Robert “Guy” Greene, VP of block 2 – not in attendance, lives in Washington
    - iii. Two directors resigned from the board 5/8/16
    - iv. Steve Lange, temporary VP of block 1 following resignations - present
2. HOA Business Report – Wes Rammell, President
  - a. Contract Reestablished last fall with Jackola Engineering & Design to perform building plan review for **all residential** or **complex structures**
    - i. Four (4) plans reviewed thus far and approved
    - ii. **\$220.08** for building plan review – plans and fee to be submitted to HOA to forward to Jackola
  - b. HOA Member filed suit against HOA for noncompliance with CC&Rs – Attorney representation required – issue has been resolved
    - i. Items to point out in light of lawsuit:
      1. Willing to work with *all* Members!
      2. *Communication is key!!!* – phone, text, email works great – mail will be slower
      3. Board’s task is not to disallow building, only to ensure Bylaws & CC&R’s are followed

4. If building structure is residential or complex in nature, it needs to be reviewed by Jackola who has the proper experience to review plans for compliance
  - c. Construction of the electronic gate at main entrance to Block 2 of subdivision (off Pleasant Valley)
    - i. Discontinuance based on:
      1. #'s against gate
      2. Expense in relation to funds available in general fund
      3. Fact that it should have been voted in as a capital expenditure and special assessments made to pay for expense
    - ii. Attempt made to Recoup funds in relation to gate to no avail
    - iii. Attempt made to restore lighting at entrance to Block 2 to no avail
  - d. PO Boxes in subdivision vandalized – NO!!!!
    - i. P.O. confirmed it was an issue with the boxes, not vandalism
  - e. Pond aerator - increased cost in electricity and is hazard during winter months
    - i. Confirmed that aerator can be turned off in the winter -- no animals will fall through ice while attempting to get a drink – will save on electricity as well
    - ii. Cannot be put on a timer in summer as it would be harder on the pump to cycle on and off
  - f. Working with members on past due accounts – have recouped over \$4,600.00 in outstanding dues from years past
    - i. Only one member still has outstanding dues from prior years. Property has tax lien....follow up is scheduled. Other three members with dues balances only owe on dues invoiced to them for 2016.
  - g. Mowing & Weed abatement
    - i. Mowing completed in June with weed abatement soon to follow.
    - ii. Contractor had issue with mowing equipment. We expect better results the next go-around.
    - iii. Mowing/maintenance at pond ongoing
  - h. Now that bank account has been replenished with general dues, will reassess repair/maintenance items and create budget/timeline for completing, i.e.:
    - i. More crack sealant with plans to chip-seal in stages
    - ii. Repair back gate of Block 2
    - iii. Refinishing (staining) any subdivision fencing & any other wood structures
3. Financial Review – Amanda Staggs, Treasurer
    - a. Comparative Financial Statement for last four (4) years sent with annual meeting notice
      - i. Note: Negative Net Income for 2014 & 2015
    - b. 2016 thus far
      - i. Bank account now looks good due to receipt of annual dues and recoup of approx. \$4,600.00 in past due balances.
    - c. Note: Annual dues for the entire HOA amount to approx. \$11,000.00 per year
      - i. Note: 50-75% of annual dues each year are used for general operations – thus the need for a spending budget

4. New Business –

a. Open Forum for Questions or Concerns

- i. Member suggested that any gate be put back in place on the main entrance to block 2, something that can be shut if need be
  1. Will look into resurrecting the old gate
- ii. Member wanted to know if an audit of the HOA books had been conducted and results distributed
  1. Yes to the audit/no to results distributed [No concerns identified]
  2. Bookkeeping costs seemed high so Board agreed to switch to another bookkeeping service
- iii. Member wanted to know how to report noncompliance(s) with bylaws/CC&Rs
  1. Please report to the Board of Directors
- iv. Member suggested that mail/correspondence with board has not been timely
  1. Please note that when sending items certified mail to the Marion Post Office, it may delay receipt due to local Post Office hours
  2. Please do not send correspondence and request a reply within five (5) business days. Such requests are unreasonable.
  3. Would like to open up correspondence via phone, text, email – certified mail costs money and slows down correspondence
- v. Lawsuit against HOA: Members felt they had no other recourse
  1. Discussion lasted a while. Board strongly disagrees.
- vi. Member suggests that minutes be read & approved at following meetings and votes tallied/noted as appropriate
  1. Reasonable request
- vii. Member suggested that Robert “Guy” Green, VP of Block 2 didn’t have any involvement in the Board
  1. Guy was invited to each meeting via phone conference since he lives out of state
  2. Guy was copied on and responded to HOA emails
- viii. Several members still upset about the cost of the construction of the electronic gate and the money that was spent before the project was halted
- ix. Member wanted it noted that he never wanted to build a lean-to onto shop as noted in meeting minutes. He submitted plans to build a pole barn.
  1. Yes, and plans were approved
- x. Member wanted to know why legal counsel was sought to retrieve HOA Board items that were already willingly turned over after the last elections in July 2015.
  1. It was explained that it was a general letter drafted by attorney to retrieve any/all information available regarding the gate that may be helpful to recoup funds – was just part of the procedure.

- xi. Two separate newer members to the subdivision/HOA addressed the membership as a whole in regard to getting along and coming together as a community.
  - b. Election of Board of Directors
    - i. Asked the members present to vote on electing Board of Director positions as stated in bylaws, or electing actual officers to fill the HOA board positions as had been done in previous elections.
    - ii. Fourteen (14) of the twenty-one (21) voting members signed in voted in favor of electing Officers to fill the Board positions
    - iii. Thirteen (13) proxy votes collected and counted from HOA members not in attendance
      - 1. Nominations and Votes:
        - a. Wes Rammell for President – 26 votes
        - b. Stewart Hillis for Vice President, Block 2 – 30 votes
        - c. Steve Lange for Vice President, Block 1 – 25 votes
        - d. Amanda Staggs for Secretary/Treasurer – 26 votes
        - e. Andi Wilkinson for Secretary/Treasurer – 9 votes
        - f. Laura Woodward for Secretary/Treasurer – 6 votes
      - 2. Elected Officers:
        - a. Wes Rammell, President
        - b. Stewart Hillis, Vice President, Block 2
        - c. Steve Lange, Vice President, Block 1
        - d. Amanda Staggs, Secretary/Treasurer
        - e. Andi Wilkinson, Secretary/Treasurer
          - i. None of the membership opposed to Secretary/Treasurer position being filled by two individuals to complete tasks as needed.
5. Adjournment – Approximately 8:45 p.m. by Wes Rammell