

# Meadowbrooke Homeowners' Association

## Board Meeting Minutes

Where: Wes Rammell's Residence

When: October 17<sup>th</sup>, 2016

Time: 7:00 p.m.

### 1. Roll Call

- Present: Wes Rammell, Steve Lange, Amanda Staggs (Stu Hillis: out of town)

### 2. Bills

- Paid:
  - \$725, Wagar Excavating, Mowing/Spraying, last plow of season never billed
  - \$31, Wes Rammell, HOA business registration & misc. supplies
  - \$35, Bookkeeping Plus
  - \$660.16, Jackola; Nunn, Hillis, Challans: plan review
  - \$109.05, Amanda Staggs, HOA website renewal
- Upcoming:
  - Electrical – Auto pay \$99.00
  - Mowing - \$350.00
  - Steve Lange – approx. \$20.00 for extra keys to lock on Block 1 gate
  - Farm Bureau – insurance for community property -- \$550.00 due 11/28/16 (no increase, same as previous years)

### 3. Old Business

- Gates:
  - Wes to put a chain/lock on gate in Block 2 off Gopher Lane. – ***Done and keys have been distributed. Can request additional keys with Lynn Rammell at High Mountain Emporium in Marion. NOTE: Since this has been done, someone is consistently leaving gate open. Wes intends to lock each evening.***
  - Will look at reattaching old gate at entrance to Block 2 off of Pleasant Valley Rd. – **Still on the action register to complete.**
- Amanda noted change in BOD on HOA website (Secretary Resignation 9/6/16)
- Noncompliance with Bylaws/Covenants – brought to the attention of the BOD that there are areas of noncompliance with a lot owner – **Letter asking for compliance submitted to Owners with copy of Bylaws/Covenants. They have been very cooperative.**
  - Another letter will be drafted in response to their proposals on a couple compliance items.
- Maintenance Needs

- Mowing/Weed abatement, type of spray to use next year – **Some info gathered. Will investigate more prior to spraying in spring.**
- Turn off power to Pond Aerator for winter months – **Done**
- Lighting at entrance to Block 2 -- ***Cold patch pavement and PVC purchased*** – **Still on action register to complete.**
- BOD will look into whether or not a member of the BOD can put in a bid to plow the subdivision. – **Still on action register to complete. Wes to consult a unbiased Property Manager with expertise in subdivision management.**

#### 4. New Business

- Lot sales – 1 in progress
  - 40 Lewis Kelsey Ct., (Nunns are selling to Feldmanns)
- Maintenance Needs
  - BOD will check into effectiveness/cost of possible camera system to help with security
  - Road sign missing in Block 2 where Hubbard Spur routes back out to Gopher – Needs replacement
  - Other signs: Private property, no trespassing, no hunting, residential, slow, etc.
  - Fence across from pond...Is it the Wagar's or subdivision's fence? – maintenance?
- Need to act on lot with back-dues. Purchased by company who bought it during tax lien.
- Two CD's up for renewal 11/8/16 – All Board Members present agreed to let the CD's renew for another term.

#### 5. Meeting Adjourned at 8:36 p.m.

- Next Meeting: 11/14/16 @ 7 p.m. – planned for Wes Rammell Residence