

Meadowbrooke Homeowners' Association

Board Meeting Minutes

Where: Steve Lange's Residence

When: November 14th, 2016

Time: 7:00 p.m.

1. Roll Call

- Present: Wes Rammell, Steve Lange, Stu Hillis, Amanda Staggs

2. Bills

- Paid:
 - Electrical – Auto pay \$99.00 October
- Upcoming:
 - Mowing - \$350.00 (Hold payment until insurance certificate is received)
 - Steve Lange – approx. \$20.00 for extra keys to lock on Block 1 gate (Hold payment until Steve supplies receipt for another lock. Will pay at one time.)
 - Farm Bureau – insurance for community property -- \$550.00 due 11/28/16 (no increase, same as previous years – Remit payment once update is requested with insurance co. for pond/gazebo lot to the actual address for that property.)

3. Old Business

- Gates:
 - There was a problem with the keys. Stu Hillis had deliveries and needed to cut chain. Wes says issue has been resolved. *Again, additional keys to gate off Gopher Lane to Block 2 can be obtained from High Mountain Emporium in Marion.*
 - *Wes is no longer able to lock each evening. Stu says he will be able to lock it.*
 - Will look at reattaching old gate at entrance to Block 2 off Pleasant Valley Rd. *Stu has volunteered to take on this task. Steve to give Brian heads up that Stu will need to look at/obtain the old gates – **Still on the action register to complete.***
- Noncompliance with Bylaws/Covenants
 - First letter dated 9/26/16 hand-delivered by Wes on 10/16/16. They were not home during several prior attempts.
 - Wes has visited Members' home several times since delivery of letter and has been unsuccessful in contacting them.
 - Another letter will be drafted in response to their proposals on a couple compliance items. Will still attempt to hand deliver.

- If unsuccessful and/or unresponsive, then will consider certified mail.
- Maintenance Needs
 - Lighting at entrance to Block 2 –
 - *Cold patch pavement and PVC purchased – Wes can use elsewhere if not used for Meadowbrooke. No payment has been issued for reimbursement.*
 - *Perhaps should consider Solar LED lighting with a sensor to come on when dark.*
 - **Still on action register to complete.**
 - Member of the BOD/Subdivision allowed to bid on snowplowing subdivision? – **Still on action register.**
 - Will find out who plows Country Bourne Subdivision.
 - Meanwhile, all BOD agreed to use same plow service as last year.
 - Did a good job.
 - Lowered price from \$350/plow to \$275/plow (blocks 1 & 2 included).
 - Will be instructed to plow when snow accumulation is 4” or more.
 - BOD checked into effectiveness/cost of possible camera system to help with security
 - At this time, not a viable option due to internet requirement for a good system.
 - There are currently no security concerns to warrant need for such camera system.
 - Road sign missing in Block 2 where Hubbard Spur routes back out to Gopher – Needs replacement
 - Researching options – buildasign.com, Signs Now, etc.
 - Look at polymetal
 - Other signs: Private property, no trespassing, no hunting, residential, slow, etc.
 - Steve sent photos to Wes of signs in Country Bourne Subdivision in Marion.
 - Steve will measure signs and get dimensions to Wes.
 - 3 ea. NO HUNTING
 - 1 ea. NO OUTLET/NO TRESPASSING (Block 1)
 - 4 ea. Speed Limit Signs – 25 MPH
 - Looking at attachment options so cannot be easily removed
 - Fence across from pond

- It is Wagar's fence – Not property of Meadowbrooke
 - If need for maintenance, may need to work something out later.
 - Need to act on lot with back-dues. Purchased by company who bought it during tax lien. – **Still on action register for follow up.**
4. New Business
- New Construction –
 - 1257 Hubbard Spur
 - Building plan reviewed and approved in August
 - Lot owner recently requested deferral of driveway asphalt/concrete apron until spring
 - All members of the board agree to deferral as it is a reasonable request, at this time.
 - Temporary cabin on a lot?
 - Steve to look into it
 - Correction to previous minutes:
 - Instead of monthly meetings scheduled for the Monday on or following the 15th, the schedule should read the Monday of each month on or *around* the 15th.
5. Meeting Adjourned at 8:02 p.m.
- Next Meeting: 12/12/16 @ 7 p.m. – Location to be determined