

Meadowbrooke Homeowners' Association

Board Meeting Minutes

Where: Wes Rammell's Residence

When: December 12th, 2016

Time: 7:00 p.m.

1. Roll Call

- Present: Wes Rammell, Stu Hillis, Amanda Staggs

2. Bills

- Paid:
 - Electrical – Auto pay \$74.00 November
 - Farm Bureau – insurance for community property -- \$550.00
- Upcoming:
 - Mowing - \$350.00 (Liability insurance cert received, will remit payment as soon as have proof of auto/work comp)

3. Old Business

- Gates:
 - Stu has not been locking gate off Gopher Ln, Block 2 – Some want it locked, but he's had more complaints about locking it than leaving open.
 - Will look at reattaching old gate at entrance to Block 2 off Pleasant Valley Rd. -- Stu reached out to Brian. Brian was going to get back to him after hunting season. Stu will reach out again.
 - Another option could be a drop down swing arm with solar panel and key fob or phone entry. Stu has seen them reasonably priced.
 - – **Still on the action register to complete.**
- Noncompliance with Bylaws/Covenants
 - 12/3/16 - 2nd letter regarding noncompliance hand delivered. Appeared to be home, but no answer so placed letter in door jam.
 - 12/7/16 – Steve spoke to member and confirmed that member received letter and intended to comply.
 - Will send 3rd letter certified mail this week for documentation purposes.
- Maintenance Needs
 - Lighting at entrance to Block 2 –
 - *Consider Solar LED lighting with a sensor to come on when dark.*
 - \$49-\$50.....\$150.00 - solar light LED with lithium battery

- Could install one light on top of archway with three lamps...one to point toward main road, one to shine down on archway entrance, and one to shine toward mailboxes.
 - Stu will look into specs & exact pricing
 - **Still on action register to complete.**
- Member of the BOD/Subdivision allowed to bid on snowplowing subdivision?
 - Will find out who plows Country Bourne Subdivision.
 - Amanda believes it is a Country Bourne Lot owner and has contacted him to confirm.
 - **Still on action register to complete.**
- Signs
 - Road sign missing, Block 2 where Hubbard Spur routes back out to Gopher
 - Signs run around \$30.00 each for Aluminum:
 - 3 ea. NO HUNTING
 - 1 ea. NO OUTLET (Block 1)
 - 3 ea. NO TRESPASSING
 - 4 ea. Red/White Speed Limit Signs – 25 MPH
 - Looking at attachment options so cannot be easily removed
 - At minimum, plan to order:
 - No outlet and speed limit signs
- Need to act on lot with back-dues. Purchased by company who bought it during tax lien. – **Still on action register for follow up.**
- Temporary cabin?
 - Steve was going to look into this. Amanda will email Steve to find out.
- Get address changed with insurance company for pond/gazebo - Amanda
 - Done and bill paid.

4. New Business

- Annual Dues invoices
 - Intent to get in mail in February -- bookkeeper
 - Will draft newsletter to go out with invoices
 - No change to dues amounts in 2017
 - Requires financial evaluation to justify need based on budgeted expenses
 - Requires membership vote

5. Meeting Adjourned at 8:30 p.m.

- Next Meeting: 2/13/17 @ 7 p.m. – Location to be determined

NOTE: All BOD in attendance agreed to *not* hold a January meeting due to holidays, and with intent to complete action items by February meeting.