

Meadowbrooke Homeowners' Association

Annual Meeting Minutes

Where: Hilltop (Marion Grille) Pavilion, Marion MT

When: Wednesday, July 19th, 2017

Time: 7:00 p.m.

Attendees (those signed in):

Clyde & Mary Raborn	Ed & Delores Moore	Mike & Karen Gentry
Sam & Laura Cox	Mike & Marsha Lyles	Jarrold Leuning
Stu & Anita Hillis	Don & Amanda Staggs	Perry Birky
Dick & Linda Abel	Wes Rammell	Rod Tvrdy
Gerald & Vickie Wiech	Brian Russell & Sandy Ream	Alan DeRousse
Bob & Wendy Blankenship		

1. **Welcome & Introductions** – Wes Rammell, President
 - a. Wes Rammell, President (2 years on board)
 - b. Stewart (Stu Hillis) – VP Block 2 (1 year on board)
 - c. Steve Lange – VP Block 1 (absent) – (1 year on board, but was on BOD previously)
 - d. Amanda Staggs – Secretary/Treasurer (2 years on board)

2. **HOA Business Report** – Wes Rammell, President
 - a. Signs
 - i. Ordered
 1. Road signs
 2. No swimming
 3. Speed Limit
 - b. Lighting at mailboxes
 - i. Plan to do ourselves
 1. May need to hire a contractor
 - c. Weed control
 - i. Sprayed, but weeds were not killed
 1. Stu has looked into different weed kill and mower service
 - d. Issues with plowing near fire suppression pond spout over winter – will happen moving forward, did not realize that area wasn't being plowed.
 - e. Pond level – Pump is on and it is up to the previous level
 - f. Lot sales – several this spring
 - i. Each ARC review – stressing that driveway aprons must be finished at time of build –
NO MORE TOLERANCE
 - g. Maintenance budget –
 - i. In the works, just now received quotes for roads, etc.
 - h. No major bills for services or maintenance during this past year.

3. **Financial Review** – Amanda Staggs, Secretary/Treasurer
 - a. Balance Sheet - As of 5/31/17
 - i. Note: Retained earnings are the earnings already in checking and CD's in addition to Net Income after Expenses are paid for the financial period of the statement. Net income was \$5,761.73 as of 5/31/17.
 - b. P&L - August 2016 through May 2017
 - i. Self explanatory
 - ii. Professional fees include:
 1. Bookkeeper
 2. Jackola Engineering - Building Plan Reviews
 3. Lawyer - last payment in Aug. of 2016 for \$349.00
 - c. As of 6/30/17:
 - i. Total Assets -
 1. \$20,477.15 in checking from dues
 2. CD's - \$5,242.86, \$5,095.72, and \$5,197.97
 - ii. Checking Account increased 22.6% from June 2016
 - iii. Retained earnings increased 17.1% from June 2016
 - d. Delinquent Dues:
 - i. Three lots with Delinquent dues:
 1. 1 Lot owes over \$1,100.00 - bought in tax lien, working with contact to obtain
 2. 1 Lot is delinquent for 2016 & 2017
 3. 1 Lot is delinquent for 2017

4. **New Business** - Stu Hillis, Vice President - Block 2

Would like to see the following items addressed in the next BOD term:

 - Put together a 2017-2018 Budget by 9/1/17
 - Would like to seek out new maintenance companies to maintain mowing, ditches, pond area, weed spraying, upkeep of entrance and pond areas, snow plowing and/or removal
 - Would like the Meadowbrooke website to be a more open forum for all community members to communicate. All communication should be done through the website. Personal emails or calls should only be in case of emergency. By doing this, all members will be aware of all problems and concerns
 - Would like to seek out bids for street maintenance and repair
 - Would like to hire a contractor to install photocell light(s) over main entrance ASAP
 - Would like to find contractors and have ready to service Meadowbrooke maintenance needs as needed: i.e., electricians, mechanical contractors, etc.
 - Dues increase will be addressed 9/1/17 when annual budget is presented
 - Address entrance gates pros and cons
 - (Suggested that gates be voted on for all three entrances, not just the main entrance gate off of Pleasant Valley)
 - Would like to further investigate changing rules regarding personal animals and livestock

[NOTE: Separate ballot from Board of Directors election ballot issued at annual meeting for four proposals detailed below. Proxy votes used to vote on both the BOD elections as well as on proposals outlined below.]

a. Items for vote – detailed

- i. Proposal: Increase of dues for Block 2 (currently \$207.33 per year) to match 9 lots in Block 1 (currently \$253.22 per year) to an even \$254.00 for all 55 lots in subdivision. No change to 2 lots that do not share subdivision roads (off of Bitterroot Drive, Block 1 – Lots 10 & 11).
- ii. Proposal: Gate installation to main entrance of Block 2 off of Pleasant Valley Rd (by subdivision mailboxes). Keep in mind that if a gate is installed at this entrance, there will need to be future votes for change to gates at other entrance to Block 2 and entrance to Block 1. Gate is a capital expenditure, so if majority vote is in favor (for) gate, options will be researched and provided to membership at a later date for another vote for/against proposal to proceed with special assessment amount per lot and installation.
- iii. Proposal: In the event of a majority vote in favor of gate, thus requiring future vote on proposed gate & special assessment amount per lot owner, propose that special assessment to be charged to **all** community members in Blocks 1 and 2 (exception - 2 lots on Bitterroot Drive that would not benefit from gate [Block 1 – Lots 10 & 11]). This is in lieu of only assessing Block 2 for gate on Block 2 or only Block 1 for gate on Block 1. Reason: all one community. Otherwise, potential gate cost for gates on Block 2 would be split among many lots (46) and potential gate cost for Block 1 would be split among only a few lots (9), thus resulting in much higher assessment amounts per lot owner in Block 1 compared to lot owners in Block 2 for same gate expense.
- iv. Proposal: Possible change to CC&Rs to allow for rabbits & chickens as personal domesticated pets or for personal consumption, ie. eggs. Actual verbiage would need to be drafted and presented to membership for a final vote at later date.

b. Open Forum for Questions or Concerns

- i. Entrance to Block 1 -- Suggestion made to get asphalt approach to Block 1 rounded the same as was already done for Block 2 and look at other entrance to Block 2 off of Gopher Lane.
- ii. Signs -- Suggestion made to have “Children At Play” signs.
- iii. Snowplowing -- Suggestion made to have plower clear snow from driveway entrances instead of creating a berm for lot owners to remove.

c. 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.
 1. Show of hands indicated majority vote in favor of electing actual officers to fill board seats.
- ii. Fifteen (15) proxy votes collected and counted from HOA members not in attendance
- iii. Sixteen (16) sign-ins for meeting with eighteen (18) lots represented by the sixteen in attendance (own more than one lot in subdivision).
 1. Nominations and Votes:
 - a. Stewart (Stu) Hillis for President – 24 votes
 - b. Brian Russell for Vice President, Block 1 – 18 votes
 - c. Karen Gentry for Vice President, Block 1 -- 14 votes
 - d. Laura Cox for Vice President, Block 2 – 29 votes
 - e. Anita Hillis for Secretary – 30 votes
 - f. Mary Raborn for Treasurer – 18 votes
 2. Elected Officers:
 - a. **Stu Hillis**, President
 - b. **Brian Russell**, Vice President, Block 1
 - c. **Laura Cox**, Vice President, Block 2
 - d. **Anita Hillis**, Secretary
 - e. **Mary Raborn**, Treasurer

d. Proposal Votes & Results:

- i. Increase in Dues - 14 For & 16 Against- Resulting in **AGAINST**
- ii. Interest in Gate - 19 For & 11 Against - Resulting in **FOR**
- iii. Gate assessment to all members - 15 For & 15 Against - Resulting in **TIE**
- iv. Possible changes to allow for chickens/rabbits - 23 For & 5 Against - Resulting in **FOR**

5. Adjournment – Approximately 9:15 p.m. by Stu Hillis following BOD election results – All ballots tallied for proposals and results given by 9:25 p.m.