

Meadowbrooke Homeowners' Association

Board Meeting Minutes

Where: Wes Rammell's Residence

When: July 11th, 2017

Time: 7:00 p.m.

1. Roll Call

- Present: Wes Rammell, Steve Lange, Stu Hillis, Amanda Staggs
- All agreed to meet on this day instead of the 13th as previously agreed.

2. Bills

- Paid:
 - Electrical – Auto pay 6/27 - \$101.00
 - Stu Hillis - 6/28, Postage for BBQ invites - \$12.74
 - Amanda Staggs - 6/28, Annual business registration that was not previously reimbursed - \$20.00
 - Jackola Engineering - 6/27, Building Plan Review (Cameron) - \$220.08
- Upcoming:
 - Wes Rammell - Reimbursement for sign order out of personal funds -- around \$130.00 if ordered right away to get 15% off + shipping and handling - There may also be a template setup fee.
 - Jackola Engineering - Building Plan Review (Caddell) - \$220.08
 - Mowing invoice? - Not yet received

3. Old Business

- Gate:
 - Will have vote at annual meeting regarding continued interest in gate.
 - **Still on action register**
- Noncompliance with Bylaws/Covenants
 - 6/20/17 - Steve Lange hand delivered letter into lot owner's hands.
 - 30 days to comply - If not, ***extra \$253.22 imposed as a fine and lien will be placed against property***
 - **Still on action register**
- Maintenance Needs
 - Lighting
 - New board to resume action
 - **Still on action register**
 - Signs
 - Wes is ordering, all in agreeance

- New board to resume action when signs are received
 - **Still on action register**
 - Rock/Gravel - Need to look into adding to rock at entrances and parking area to pond. Put Pea-gravel down again around pond?
 - New board to resume action
 - **Still on action register**
- Lot with back-dues.
 - Now titled to: Montana Land Project LLC, P.O. Box 1952, Great Falls MT 59403-1952
 - 7/13/17 - Heard from them regarding the dues invoice sent to them - they obtained deed 1/8/16 and want to pay delinquent dues from that date forward.
 - They show that a notice of land transfer was delivered to HOA 9/8/15.
 - Investigation shows that it was received and signed for by previous bookkeeper at 1610 MT HWY 35.
 - New board to resume action
 - **Still on action register for continued follow up.**
- July 19th Annual Meeting
 - Hilltop Pavilion reservation confirmed
- Road maintenance -
 - Wes & Stu to obtain quotes on roads & aprons (Wes obtained quote to share at annual meeting.)
 - **Still on action register**
- Annual Meeting notice:
 - Amanda requested current financials from bookkeeper to send with meeting notice.
 - Amanda posted annual meeting date/time on website on 6/27/17 and 7/5/17.
 - Amanda drafted annual meeting/elections letter, proxy form, and other items and sent to BOD for approval with financials on 6/27/17.
 - Proposal items included for vote as agreed upon during prior meeting:
 - Increase in dues
 - Gate at main entrance to block 2
 - Gate assessment for all of membership or just applicable block
 - Rabbits/chickens - Ok for domesticated personal pet or personal consumption?

4. New Business

- Deposits --
 - No more dues deposits to report
- Weed Spraying/Mowing
 - Weeds sprayed. Doesn't seem to have done the job.
 - Must be Federally Certified to administer chemicals.
 - Stu checked into weed kill with CHS.
 - Mowing requested again, looks like they've completed half
- Annual Meeting notice, agenda & proposal detail, proxy forms, and financials mailed to membership on 6/30/17 for meeting on 7/19/17.
 - 7/5/17 - Follow up email of annual meeting notice, agenda & proposal detail, and proxy forms sent to those with emails on record.
- Annual Meeting to-dos
 - Stu to help with chair arrangement and set up prior to meeting
 - Wes to bring whiteboard, markers, and pens
 - Amanda to print reference items for BOD, sign-in sheets, ballots, financials needed for meeting
 - All agreed to put to vote again (with show of hands) whether or not elections will be for just the BOD positions, or if election will be for actual officers to fill BOD seats.
 - Nominations for officers/board seats will be requested of membership with a 2nd motion required for person to be considered for position.

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

- Next Meeting: 7/19/17 @ 7 p.m. - Annual HOA Meeting & Elections/Proposal Vote at Hilltop (Marion Grille) - Marion MT.