

MEADOWBROOKE HOA

BOARD OF DIRECTORS MEETING – MAY 28, 2019

Attendance:

Walter Wilkinson, President
Mary Raborn, Treasurer
Shea Hicks, Secretary
Stewart Hillis, Representative
Not in attendance: Diana Cameron

Members present: Dick Abel, Spencer Hale, Phil Caddell, Wendy Blankenship, Clyde Raborn, Anita Hillis

Meeting called to order at 6:31pm by Walter Wilkinson

Approval of minutes from last meeting. Walter asked for an approval. Mary Raborn made a motion to approve the minutes, Shea Hicks seconded the motion. Approved.

1. FINANCIAL REPORT – Treasurer Mary Raborn, reported the following information.
 - a. Balance in the checking account as of 05/08/2019 was \$38,793.93.
 - b. Outstanding Bills - Flathead Electric \$52.00 (auto pay)
Bear Creek Excavating – \$550.00 (Final snow plowing)
Mary Raborn - \$16.30 – Printing and postage (newsletter)
Marion Fire Dept. - \$35.00 (hall rental, 5/28/19 open meeting)
Jackola - \$285.00 (Plan review-Roberts Lot 41)
 - c. CD's matured on 05/08/2019 and the balance of \$15,699.42 was deposited into the checking account.
 - d. Forty five of the 46 properties have paid their annual assessments. One property owner has a lien against their property for past year and current year failure to pay.

Stu made a motion for approval of the Financial report: Second by Shea. All approved.

2. PRESENTATIONS: Marion Fire Department – Spencer Hale gave a presentation on the importance of a “fire protection zone” around residences and structures. He noted that it is very important for **residents to post visible and reflective address numbers** so the fire department can easily find your home in case of an emergency. Members of the fire department will do a Structure Triage for any resident that requests it. They will come out to your property and make recommendations for you to make your home and property more fire safe. Spencer will supply Shea with website resources that can be forwarded to the HOA members.
Flathead County Weed Control District – Noxious Weed Control – Clyde Raborn provided booklets for the members present at this meeting from Flathead County that identifies the various noxious weeds that are prevalent in Flathead County. One particular weed that is prevalent on all properties within the subdivision is Houndstongue. Clyde noted that this particular weed is toxic to horses, mules, cattle and other animals. All members of this HOA are responsible to address the noxious weed issues on their properties. The HOA landscape committee will be spraying the 15' easement along the roadways within the subdivision in the next week or so. The BOD will have

further discussion to address a policy and a plan for members to comply with the State of Montana regulations to eradicate the weed issue on their properties.

3. OPEN ISSUES

- a. CC&R violation letters were mailed out to four members. Three of the members have complied with the CC&R's and completed their driveway approaches. One member has still not completed his approach, but Walter stated that he would contact the member by the end of June to get an update on their resolution.
- b. Latest gate INFO. Walter asked for any new or additional information regarding the proposed gate. Stu indicated there was nothing new to add. Walter then discussed Stu's offer to build the gates. Clyde Raborn stated he was concerned about a possible conflict of interest which could occur as a result of a board member bidding on projects within the Meadowbrooke Subdivision, particularly if it appeared they were profiting by doing work for the HOA. Stu and Walter both stated that it would save the HOA money and that Stu was only charging for materials. NOTE: Previous estimate provided by Stu included costs for labor and miscellaneous charges. Stu was offended by the comments, stating he was trying to help the HOA save money and pointing out he has the qualifications and skills to build the gates. Clyde stated that his concern was not directed at Stu and was nothing personal, and only a suggestion that Board Members should avoid any possible ramifications of showing preference to a member of the board. Mary stated that all prospective bidders on the gate project should be required to provide a written proposal, evidence of insurance, bonding, examples of previous work and references. Once again, project will be a couple of years away. Members will vote on approval or disapproval of the gated entries and funds will need to be replenished.
- c. Update on road resurfacing. We have the proposal from Asphalt Doctor in the amount of \$30,082.00 (**does not** include cost for filling and sealing of cracks prior to seal coating). We also have a proposal from Double Diamond in the amount of \$72,935.88 (**does** include cost for filling and sealing of cracks prior to seal coating). Treasurer Mary Raborn stated that with our current bank balance, we would not have enough operating capital for the future year if we do the road seal coating this year. Stu suggested that we ask members to pay their 2020 annual assessment now and receive a 10% discount. Members stated that it is a bad idea to borrow ahead and also it would short our funds for next year. Shea suggested that we seal coat (one coat and not two) the main roadway (Marion Hubbard) this year and do the cul de sac's next year. Spencer Hale stated that the proposal's for seal coating was a costly item that would only have temporary results. Seal coating usually only last a few years and then needs to be redone. He suggested that we look into the possibility of chip sealing or resurfacing the roads. The BOD had a brief discussion on the increase of cost and determined that we should bring the issue before the members at the Annual Meeting in July. Shea will contact Double Diamond to obtain cost for chip seal and asphalt resurfacing.
- d. Landscape committee activity. Chemicals have been purchased and spraying of roadway easement will be done later this week. Clyde stated that the mosquito abatement has been done at the HOA's pond and along the creek and pond areas of the meadow. Clyde also reported that the pond level was not reaching full capacity because the float in the weir was in need of maintenance. The float has been repaired and Clyde recommended that an overflow line be installed at the pond to prevent possible erosion of the bank. He volunteered to do the work if the HOA would purchase the section of pipe that would be needed. The BOD directed Clyde to submit a cost for the pipe.

4. NEW BUSINESS

- a. Spencer Hale asked if the BOD would be taking bids for the snow plowing, as he has a friend who would like to submit a proposal. Walter confirmed that we will accept bids and to contact Secretary Shea Hicks via the HOA email for a timeline and procedure for submitting a proposal.
- b. Mary asked if we should mow the easement on the side of the roadways within the subdivision prior to the spraying and if we had any suggestions for someone to do the mowing. Stu said he would contact someone.

Next meeting for the BOD will be June 18th , 1:00 pm at Walter's house.

Shea made a motion to adjourn the meeting at 8:08 pm. Stu seconded. All approved