

MEADOWBROOKE HOA

BOARD OF DIRECTORS MEETING – JUNE 18, 2019

Attendance:

Walter Wilkinson, President  
Mary Raborn, Treasurer  
Shea Hicks, Secretary  
Stewart Hillis, Representative  
Diana Cameron

Meeting called to order at 12:58 pm 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 05/31/2019 was \$38,721.93.
  - b. Outstanding Bills - Flathead Electric \$52.00 (auto pay)  
Bob Blankenship – \$92.97 (Chemicals for weed spraying)  
Clyde Raborn - \$68.60 – (Pipe for pond overflow)  
Anita Hillis - \$95.88 (Go Daddy renewal)

Mary provided the following costs for past year expenses:

Snow removal 2018/2019	\$4,675.00
Utilities July 2018 to current	801.00
Insurance	877.00
Bookkeeper	484.00
Misc (postage, rental fees, etc)	<u>449.00</u>
TOTAL	\$7,286.00

The Board proposed that the budget for the 2019/2020 year should be \$9,000.00.

The bookkeeper has been notified and is preparing data for the annual members meeting.

Mary stated that the assessments collected this year totaled \$15,750.00 and that the lowest bank balance was \$11,803.00 in February of this year. The Board discussed raising the annual dues in order to cover the costs for our yearly expenses and future maintenance issues. Shea reminded the Board that the original dues paid by members in 2007 when Meadowbrooke was established was \$372.72 annually. The first President of the HOA, John Baron, reduced the dues in 2008 to \$207.33. The board will present a more detailed discussion with the members at the Annual Members meeting in July.

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

2. 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. Walter will be contacting the member to get a verification of when the work will be completed.

- b. Update on road resurfacing. Due to the high cost of seal coating all of the roads within the subdivision, the impact it would have to our current bank balance, and the decrease in funds for our operating capital, Mary made a motion that we just seal the cracks in the road at this time. Walter second the motion and the Board agreed. Stu will contact Asphalt Doctor and have the cracks in the road sealed at this time. Further discussion on the road condition and the decision to chip seal the road in the future will need to be brought before the members.
- c. Landscape committee activity. Bob and Wendy Blankenship sprayed for weeds along the roadway. A second spraying will need to be done and saplings within the 15' road right of way will need to be cut before the mowing can be done. Stu will contact Sierra Landscape to get a proposal for the mowing of the easement along the roads. Walter, Clyde and Bob met with Noel Jinings of the Flathead County Weed Department to identify and develop a plan for the control of noxious weeds within the subdivision. Letters from the county were mailed out to all property owners within Meadowbrooke subdivision with a requirement to file a weed management plan within 10 days of the mailing. The Meadowbrooke HOA is responsible for the 15' utility easement along each side of the subdivision roads, but property owners are responsible for noxious weed control on their land.

### 3. NEW BUSINESS

- a. A Meadowbrooke member has submitted plans for a shop/guest apartment. The Board discussed the timeline involved in the building of a permanent residence and requested that the member submit documentation of their intent to build their permanent residence. In the past a couple of members built a shop/apartment and then did not follow thru with the completion of a permanent residence. This is contrary to the CC&R's. The Board also discussed that since the plans have living quarters, they should be forwarded to Jackola for the Architectural Review.
- b. The annual members meeting will be held on July 11<sup>th</sup> at the Marion Fire Hall. A cover letter, ballots and Bios for members running for the various BOD officer positions will be emailed to all members by the end of today. Three members have not submitted email addresses and will receive their voting documents by US postal service. Ballots will need to be signed and Lot # specified and may be returned via email, US mail, or hand delivery.

Next meeting for the BOD will be the Annual Members meeting on July 11<sup>th</sup> at the Marion Fire Hall.

Stu made a motion to adjourn the meeting at 2:13 pm. Shea seconded. All approved