

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING and ANNUAL MEMBERS MEETING
JULY 11, 2019

Attendance:

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

Members Present: Wendy Blankenship, Spencer Hale, Edna Greene & Guest, Dick & Linda Abel, Brian & Joanne Doherty, David & Leona Roberts, Amanda & Don Staggs, Anita Hillis, Clyde Raborn, Scott Cameron

Meeting called to order at 7:00 pm by Walter Wilkinson

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

1. FINANCIAL REPORT – Treasurer Mary Raborn, reported the following information.
 - a. Balance in the checking account as of 06/28/2019 was \$37,599.00.
 - b. Outstanding Bills - Flathead Electric \$72.00 (auto pay)
Marion Fire Dept. – \$35.00 (room rent)
U. S. Postal Service - \$56.00 (P.O. Box rental)

Mary informed the members that copies of the Profit & Loss Statement and a Profit & Loss Previous Year Comparison were available for their review. Walter asked for an approval of the financial report, Shea Hicks made a motion for approval of the Financial report: Second by Diana. All approved.

2. PRESENTATIONS:

Noel Jinnings of the Flathead County Weed District gave a presentation on noxious weed control. At the request of the HOA, Noel met with Walter Wilkinson, Clyde Raborn and Bob Blankenship back in June 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. Shea Hicks asked Noel what type of response she had received from the Meadowbrooke members and Noel stated that it was less than 50%.

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. Noel explained the process for the enforcement of weed control on an individuals property and stated that if control measures are not implemented by the property owner, the County can go on the property to take care of the problem and then charge the property owner for the service plus 25%. Noel then answered

various questions from the members. Noel also provided brochures and booklets for our members for the identification and control for noxious weeds.

Spencer Hale with the Marion Fire District gave a presentation on Fire Control Prevention around our homes. Spencer gave the presentation back in May at our open members meeting and the BOD requested that he also give the presentation to our members at our annual meeting. Spencer reiterated the importance of posting our address at the entrance to our homes and again at our house. He supplied several websites for additional information:

www.marionfd.org

www.firesafeKalispell.com

www.wildlandfires.org

www.fireadapted.org

www.disastersafety.org.wildfires

Scott Cameron also provided brochures for members from Firewise USA on how to prepare your home for wildfires.

OPEN ISSUES

- a. Gate proposal. Walter stated that the gate proposal will be tabled until after our road issues are taken care of, but costs for the gate installations have been researched and there are cost effective ways to bring the prices down. Member Edna Greene stated that her son with (High Ridge Steel) also builds gates and would be interested in preparing a proposal for the HOA when the time comes.
- b. Update on road resurfacing. Stu Hillis was going to contact Asphalt Doctor and have the cracks in the road sealed at this time. Walter informed the members that the roads within the Meadowbrooke Subdivision are our greatest asset and need to be kept in good repair. The maintenance of our roads is not only an asset, but also continues to maintain our property values and appearance of our subdivision. Recommendations of several paving companies stated that roads should continue to be monitored for cracks each year and cracks sealed to prevent further damage from water, snow and freezing damage. Within the next 7 to 8 years the roads will need to be chip sealed and the cost will be over \$100,000.00. In order to cover this future expense, the BOD recommended that HOA annual dues be increased, so we can spread the expense out over the years, instead of a onetime large expense to our members. Member Spencer Hale suggested that we set up a separate account for funds be used just for the road. The BOD should do a cost analysis of what the chip sealing will cost and then set aside a portion of the annual dues in order to meet that future cost.
- c. Shooting within the HOA property (Article IV, 14) – Walter stated that there have been several reports of shooting within the subdivision and that is becoming a nuisance and possibly dangerous activity within our home-owners association. Shea mentioned that we are becoming more of a housing development and not just bare properties and Stu stated that no more shooting ranges should be allowed.
- d. Landscape committee activity. Member Amanda Staggs questioned why the easement along the sides of the road have not yet been mowed. Stu Hillis stated that he contacted Sierra Landscape to mow the 15' easement along the sides of the road, but never received a call back. Several property owners have already mowed the easement area in front of their properties. Walter noted that there are trees now growing in the easement that need to be cut down in order to efficiently mow. The BOD will contact property owners to notify them that the easement will be cleared of trees. The owner can do the clearing, or the Landscape Committee will do the cutting. Bob and Wendy Blankenship sprayed the weeds within the

easement along the sides of the road using the HOA spray rig. Stu Hillis criticized the job the Blankenships did saying that they did not spray beyond the edges of the road. Wendy Blankenship corrected Stu's comments and reported that they did indeed spray beyond the edges of the road by using the boom extension on the spray rig and by also going back and doing a second spraying using the wand extension on the rig to target weeds beyond the boom extension of the rig.

- e. Fire Pond Upgrade. Member Clyde Raborn submitted the following information. To obtain full water storage at the fire pond the pump sensors were readjusted. This added approximately fourteen inches of water to the pond bringing the pond to full capacity. The storage capacity when full is approximately one hundred and eighty thousand gallons. Additionally, high and low water marks were added in both the pond and the cement weir. Keeping in mind the well that supplies water to the pond has a low volume of water output and based on the Marion Fire Departments pump test of the pond, it takes approximately twelve to fifteen minutes to drain the pond. It will take approximately three and a half weeks to refill the pond to capacity after it has been emptied. Because the BOD wanted full capacity for the pond, an added overflow pipe was added to the pond in order to keep the pond bank from eroding. Total cost of the above overflow upgrade was \$68.60 for material cost of the pipe. The cost of clearing of trees and stumps, along with the fuel and backhoe costs were donated.
 - f. Potential for assistance for members to prepare properties for fire protection. Member Dave Roberts stated that DNRC had a cost share program that could possibly be used to help with the clearing and thinning of trees on members properties. Representative Diana Cameron asked if the program was a grant program and what would it involve to obtain more information as to member cost and assistance. Mr. Roberts stated that his information was based on a 5 minute conversation and additional information would need to be explored.
3. OPEN FORUM – President Wilkinson asked if any members had any questions or comments they would like to address regarding Meadowbrook HOA issues.
- a. Mr. Dave Roberts asked to address the BOD and members present regarding his dissatisfaction with the way his house plans were handled. He stated his opinion that the BOD (excluding Representative Stu Hillis and President Walter Wilkinson) was bias in the handling of his plans. Most pointedly was his dissatisfaction with Secretary Shea Hicks. Mr. Roberts had been requested to provide documentation for the approval of a shop he had previously built on his property; to provide a complete site plan for submittal to Jackola with his house plans; and to file a site modification plan with the Flathead County Health Department for locating his well in a different location. The BOD also requested documentation from Mr. Roberts that he would contact the owners of the neighboring property to request an easement for the encroachment of his well's 100' protection zone onto the neighboring property.
- Mr. Roberts stated that his shop plans and site plan had previously been approved several years ago by then President Wes Rammel. He said it was a verbal approval, or text approval or possibly an email approval. Representative Diana Cameron stated that they built a shop and they specifically had to request a written approval of their plans from then President Stu Hillis. Mrs. Roberts stated "we probably should have done that". Member Don Staggs stated that board meeting minutes should provide a record of any plans that were being presented by Meadowbrooke members. **NOTE:** The Architectural Review records had been in the possession of past President Wes Rammel and were not handed over to the current board of directors until January of 2019. Secretary Hicks had contacted

past Secretary Amanda Staggs in February of 2019 to verify if she had any recollection of plans being submitted by Mr. Roberts, or any documentation of approval of plans. Amanda stated that she did not recall any plans being submitted, or any email correspondence being received from Mr. Roberts.

Mr. Roberts also stated that he feels the BOD displayed bias in the enforcement of the CC&R's. He addressed the members present and stated "all members are in violation of the CC&R's in one way or another". Mr. Roberts used profanity to describe his opinion of this board of directors. Member Scott Cameron objected to Mr. Roberts use of profanity and opinion of the board and a verbal confrontation took place until President Wilkinson stepped in and ended the confrontation. Walter reminded Mr. Roberts that his shop plans and documentation of approval from this BOD had been placed in his file and that his house which is currently under construction had been approved by Jackola and all documentation of said approval was also placed in his file. Mr. Roberts went on to present a packet of information to President Wilkinson of CC&R violations that he stated Secretary Hicks has committed and told President Wilkinson to "take care of it, or I will". Mr. Roberts also gave President Wilkinson a document from past President Wes Rammel of his approval of the Roberts shop plan.

- b. Member Spencer Hale suggested that the covenants should be posted onto the Meadowbrooke website for members to reference easily. The BOD felt this was a good suggestion and will post the CC&R's on the website for members use.
- c. Member Brian Doherty suggested that it would be nice to have a forum such as Facebook for members. Diana stated that someone would need to monitor the site and she would be willing to look into it. Shea stated that we had a Facebook page that was set up years ago by then President Eric Cunningham, but some Meadowbrooke members began using the site in an inappropriate and harassing manner. This was not what the site was intended for and was shut down by Mr. Cunningham.

With no further questions or comments from the members, President Wilkinson announced that we would begin the counting of ballots for the election of a new Board of Directors for next year. Ballots were collected, counted and posted. Our new Board of Directors for 2019/2020 are as follows:

President – Walter Wilkinson

Vice President – Diana Cameron

Secretary – Shea Hicks

Treasurer – Mary Raborn

Representative – Wendy Blankenship

Walter made a motion to adjourn the meeting at 9:21 pm. Shea seconded. All approved