

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING

August 8, 2019

Attendance:

Walter Wilkinson, President
Diana Cameron, Vice President
Mary Raborn, Treasurer
Shea Hicks, Secretary
Wendy Blankenship, Representative

Meeting called to order at 10:58 am by Walter Wilkinson

Approval of minutes from last meeting. Mary Raborn made a motion to approve the minutes, Walter Wilkinson seconded the motion. Approved.

1. FINANCIAL REPORT – Treasurer Mary Raborn, reported the following information.
 - a. Balance in the checking account as of 08/06/2019 was \$37,625.00.
 - b. Outstanding Bills - Flathead Electric \$72.00 (auto pay, included in current balance)
AA Bookkeeping – \$35.00 (bookkeeping and annual meeting reports)
 - c. Deposit – Folkerson \$285.00 (Jackola plan review)

Walter asked for an approval of the financial report, Shea Hicks made a motion for approval of the Financial report: Second by Wendy Blankenship. All approved.

Mary made a motion to add Vice President Diana Cameron as an additional signer on the checking account at Glacier Bank. Shea seconded the motion. All approved. Shea will prepare the necessary paperwork for submittal to Glacier Bank.

OPEN ISSUES

- a. Update on road work. Walter Wilkinson contacted Asphalt Doctor to have the cracks in the road sealed. Asphalt Doctor will be able to seal the cracks in the middle of September.
- b. CC&R violations; completion of remaining drive aprons. Walter spoke to Brian Doherty regarding the completion of his drive aprons. Preliminary preparation is being done on the apron approaches and completion of the paving should be done soon. Shea mentioned that another member has completed their home construction and their drive apron has not yet been completed. An email will be sent to the member regarding the completion of their apron and they will be given the contact information for Glacier Paving who is doing the work for Doherty's.
- c. Mowing. Walter stated that he contacted six different companies to request mowing services for the easement areas along the roadways within the subdivision. Three companies did not bother to call back. Two companies were not interested in the project. Tamarack Professional Contracting submitted their proposal to cut the saplings and mow the roadway easement. Their proposal was in the amount of \$800.00. Wendy stated that Bob Blankenship and Jerry Wiech had volunteered their time to walk the easement area to make sure no large rocks

- would obstruct the mowing. Walter will contact Tamarack to make them aware of Bob and Jerry's services.
- d. Weed control (spraying). Upon completion of the mowing, the HOA will once again spray for weed control along the easement area of the roads. Meadowbrooke member Clyde Raborn addressed a letter to the Board of Directors regarding his concern that the noxious weed issue within the subdivision needs to be addressed by the Board and a plan and policy for the control of the noxious weeds needs to be implemented. It was noted that Noel Jinnings with Flathead County Weed Control only had 13 responses to the letter she sent out. Shea stated that the HOA can control the weeds along the road easement (aka "Common Area"), but how do we implement a plan to control the weed issue on an individual members property. Several Directors referred to the CC&R's - Article IV Item #12 – Noxious Weeds. The Board discussed several plans to inform members of the need to control the weed issue on their properties. An email will be sent to each member and reference the Article and Item number in the CC&R's. Notice will also be given in the quarterly newsletter. The Board discussed implementing a fine and lien process if members do not address the weed issue on their properties. Further discussion will be done to create a viable fine and lien process. Mary Raborn made a motion to contact an outside company to do the spraying of the common areas within the subdivision. Walter, Shea and Diana approved the recommendation, but Wendy felt that the spending of HOA funds to pay for something that members could volunteer to do, was an unnecessary expenditure. The Board discussed the benefits of having an outside company that has experience in the use of chemicals for the various noxious weeds within our subdivision. It would also eliminate the criticism of individual members for the volunteer efforts of other members. The Board will contact companies after the first of the year to obtain proposals and a cost estimate.
 - e. Landscape Committee activity. Wendy stated that Bob Blankenship will spray again after the mowing is done and will be weed eating at the entrances of the subdivision. Wendy also suggested that we should try to reinstate the volunteer Spring clean-up and barbecue at the park pond area.

NEW BUSINESS

- a. Snow plowing. The BOD will be requesting several bids for the upcoming year's snow removal. Walter stated that he would contact Tamarack Contracting and Joe Wager for proposals and Wendy stated that Bob would be in contact with another contractor who is interested in submitting a proposal to the HOA.
- b. Shea questioned if the Board of Directors would be contacting DNRC regarding Dave Roberts complaint against her for digging a pond on her property, or if it would be deferred to Mr. Roberts to register his complaint with DNRC. Walter stated that he had not yet had a chance to review Mr. Roberts complaint, but upon review of the paperwork, he would contact DNRC.
- c. Diana stated that she had posted the Meadowbrooke CC&R's on the Meadowbrooke website and was awaiting the BOD's decision on the posting of the By-laws to the site. She suggested that the Articles of Incorporation should also be posted on the website for members access. The other members of the Board did not feel that the Articles of Incorporation would be of interest to members, but Diana felt that certain sections of the Articles as it pertained to the responsibilities of the Board of Directors would be very informative. Of particular interest for members would be the accountability of Directors for not following the CC&R's and By-Laws as established. Most particularly she stated that the dissatisfaction Mr. Roberts had with the handling of his non documented shop plans could have been avoided if the past Board of

- Directors had followed the outline of the CC&R's and done the job required of them in regards to the approval and documentation of building plans. Posting of the Articles of Incorporation would allow the owners of the lots within Meadowbrooke to understand their position as a member of the Corporation and the Board of Directors responsibility for management and control of the corporation. The BOD discussed several instances of past breach's of various officer's duty and loyalty to the corporation, but felt that these past discrepancies should be left in the past and we should continue to move forward and focus on our current BOD maintaining the standards of the CC&R's and By Laws as written. Continuing with our quarterly open meetings, the newsletter and posting information on the Meadowbrooke website will continue our policy of transparency and open communication with all members within Meadowbrooke.
- d. Creation of a Facebook page for the Meadowbrooke members was suggested by Brian Doherty at the Annual Members Meeting. The BOD discussed the proposal but based on past experience with a Facebook page, the current amount of time that a Board member would be required to monitor the page and the fact that we already have several forums for members to access information (open meetings, Newsletter and Meadowbrooke website), the BOD is not prepared to establish a Facebook page at this time. It was suggested that we could set up a Property Owners Directory for Meadowbrooke members. A listing of members email address could be posted on the Meadowbrooke website. In order to maintain members privacy they would have to opt into having their emails posted. This would allow members to correspond with other members if they choose.
 - e. Shea requested that the Newsletter notify members who live in the subdivision to please post their address at the entrance of their driveways. Spencer Hale with the Marion Fire district stated at the quarterly members meeting, and also at the annual members meeting the importance of being able to identify an address in case of an emergency.

The next BOD meeting will be held at Shea Hicks house on September 12th at 2:00 pm

Walter made a motion to adjourn the meeting at 12:43 pm. Shea seconded. All approved