

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING
July 23, 2020

Attendance: Via phone conference
Walter Wilkinson, President
Diana Cameron, Vice President
Shea Hicks, Secretary
Wendy Blankenship, Treasurer

Meeting called to order at 3:29 pm by Walter Wilkinson

Approval of minutes from last meeting. Shea made a motion to approve the June 29th meeting minutes, seconded by Diana, Board members approved.

1. FINANCIAL REPORT

- a. Beginning balance in checking account as of July 2020: \$21,915.99
- b. Bills paid - Flathead Electric - \$73.00 (auto pay), U.S.P.S. \$56.00 (one year box rental), U.S.P.S. \$41.75 (postage annual mtg packets & stamps), Jackola Engineering \$570.00 (plan review Duvall & Gillette), Wendy Blankenship \$156.22 (reimburse GoDaddy website & domain renewal)
- c. Ending balance \$21,019.02
- d. Road Maintenance Account: Beginning balance June 2020 - \$21,515.00
- e. Deposits - \$1,060.00
- f. Ending balance: \$22,575.00

There is currently only one member that has not paid their dues. Wendy stated that the GoDaddy website renewal was for one year and the Domain renewal was for two years. A credit card had to be used for the renewals. Wendy used her personal card and has been reimbursed from the HOA checking account. Shea Hicks made a motion for approval of the Financial report: Second by Diana Cameron. All approved.

OPEN ISSUES

- a. Potential sale of sprayer: The BOD has discussed the sale of the HOA sprayer. The hiring of the spray contractor Lawn Care Specialties has been very affective on the weed issue in the subdivision. The BOD would like to offer to sell the sprayer to the members of the subdivision and see if there is any interest. Walter requested that an email be sent out to all members. An original price of the sprayer will be noted (\$679.99 in May of 2018) and an estimate of how many times it was used for spraying. The BOD will retain the right to review all offers and only accept what they deem a reasonable offer.
- b. Spraying of weeds. Walter asked if the spray contractor had been back to see the results of the spraying and if he felt we needed to spray again. Shea met with the spray contractor last week and he did not feel there was a need to spray again for noxious weeds. Noted that mullen is coming up in some areas, but it is not considered a noxious weed and to just break off the flowering top so they do not spread. Walter also asked if we should mow again, but the BOD felt with the warmer drier weather coming on, there would be no need to do a second mowing.
- c. Property sales in the subdivision. Walter asked how many properties have recently sold in Meadowbrooke. There have been seven property sales within the last few months. Six vacant properties and one residence.

NEW BUSINESS

- a. Planning of annual meeting: The annual meeting will be held on August 6th at 6:30 pm at the Marion Fire Hall. The voting packets were mailed out to members with a request that ballots or a proxy be returned by July 31st. An email will be sent to all members that they will be required to wear a mask at the meeting and social distancing will be observed. A new mandate by the Governor of Montana will be noted in the email. Shea requested that we record the meeting in order to get accurate details of all discussions in the open forum. The BOD agreed to recording the meeting and Walter stated that he would announce the intention of recording during his general comments. Walter prepared a general outline of the agenda for the meeting as follows:
1. General comments and announcement of recording
 2. Welcome new members
 3. Katie or member of the fire department will give a presentation on Fire Safety.
 4. Wildlife and the responsibility of the BOD to keep our members informed.
 5. Financial Statements, August Treasurer Report, New account for Road Maintenance.
 6. Sprayer sale.
 7. Member email to HOA and response from all members of BOD.
 8. Member directory responses.
 9. New contract with Jackola.

The next BOD meeting will be our Annual Members Meeting on August 6th at 6:30 pm. at the Marion Fire Hall.

Wendy made a motion that we adjourn the meeting. Diana seconded the motion. Approved.
Meeting adjourned 4:00 pm