

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING

January 24, 2021

Attendance: Board of Directors

Walter Wilkinson, President (via phone)
Bob Alvarez, Vice President
Diana Cameron, Secretary
Wendy Blankenship, Treasurer
Jerry Wiech, Representative

Meeting called to order at 2:00pm by Walter Wilkinson

Approval of minutes for BOD meeting on November 20, 2020. Diana made a motion that the minutes from the November 20, 2020 meeting be approved. Bob seconded the motion. All BOD members approved. Diana has posted to the HOA website along with the applicable Treasurer's report for the November 20, 2020 meeting as board members had also approved by email.

1. FINANCIAL REPORT – Treasurer Wendy Blankenship reported the following:

a. Operating Checking Account

Beginning balance as of December 2020: \$19,810.49
Bills paid – Flathead Electric (autopay Dec 2020) - \$52.00
Jackola Engineering (Architectural review Eagan Oct services) - \$125.76
Kristy Eagan (refund balance ARC deposit) - \$33.48
Belston & Co (snow removal Nov 2020) – \$705.00
Flathead Electric (autopay Jan 2021) - \$52.00
Montana SOS (Annual Report filing fee) - \$20.00
Deposit - \$11.15 (Flathead Electric capital credit)
Ending balance Operating Checking Account: \$18,833.40

b. Road Maintenance Account

Beginning balance as of December 2020: \$22,575.00
December 2020: No activity
January 2021: No activity
Ending balance Road Maintenance Account: \$22,575.00

Walter asked for approval of the financial report, Bob made a motion for approval of the financial report dated January 24, 2021; Diana seconded. All BOD members approved.

2. OPEN ISSUES

- a. Response to question about reducing required 2/3 vote to change CC&Rs: The board discussed an email received from one of the HOA members, and agreed that changing the voting process is not something we would pursue at this time. An email will be sent to the member with the outcome.
- b. Any issues with new plans and/or construction: An email was received from Ned at Jackola Engineering regarding some concerns with a set of plans he was reviewing. The board discussed the concerns and

determined the HOA has no problem with the concerns. Diana will email the property owner to notify them of the concerns, and email Ned to inform him the HOA has no problem with the concerns. An inquiry was also received from a new property owner regarding the removal of trees to create a driveway. An email will be sent to the property owner letting him know that what he is desiring to do does not need approval from the HOA.

- c. Inquiry about commercial development of Lot 46: The board discussed an inquiry received regarding Lot 46 as to whether a grocery store could be built on this lot. Although Lot 46 was zoned commercial at one time, it is now believed to be zoned residential. An email will be sent advising them to contact Flathead County regarding the zoning for Lot 46.
- d. Review possible CC&R changes. This topic was discussed at great length. It was decided that we would send out an email to survey the membership on which CC&Rs they would like to see changed. Some board members felt we should go into detail on how we propose to change the CC&Rs, but others felt we are trying to first determine which CC&Rs the members are most interested in changing. Ultimately it was determined that an email would be sent to all HOA members asking them to prioritize a list of CC&Rs, so that the board could use their input to help choose the top CC&Rs to reassess. This is just the preliminary stage; the board is looking to gather information to create proposed changes to the CC&Rs that are most important to all members, and then bring those changes to the membership for a vote.

3. NEW BUSINESS

- a. Review of annual dues. The board voted unanimously to table any increase in annual dues this year, and reassess next year.
- b. February Open Board meeting. It was decided that the February Open Board Meeting will take place Thursday, February 18 at 7:00pm at the Marion Fire Hall.
- c. Weed control for 2021. Wendy stated she will contact the contractor we used last time, as well as attempt to secure other bids.

Meeting adjourned at 4:50 pm.

Next BOD meeting will be the Open Board meeting on February 18, 7:00pm at the Marion Fire Hall

Meadowbrooke HOA Board Meeting

January Treasurer's Report

January 24, 2021

Operating Checking Account:

Beginning balance December 2020: \$19,810.49

December Paid:

Flathead Electric	52.00	(auto pay)
Jackola Engineering	125.76	(architectural review Eagan Oct services)
Kristy Eagan	33.48	(refund balance ARC deposit)
Belston & Co	705.00	(snow removal Nov 2020)

Deposit: 11.15 (Flathead Electric capital credit)

January Paid:

Flathead Electric	52.00	(auto pay)
Montana Secretary of State	20.00	(filing fee annual report for domestic corp.)

Ending balance: \$ 18,833.40

Road Maintenance Account:

Beginning Balance December 2020: \$22,575.00

December 2020: NO ACTIVITY

January 2021: NO ACTIVITY

Ending Balance \$ 22,575.00

45 Lots paid @ \$500.00 per lot = \$22,500.00

5 Lots late fee @ \$15.00 per lot = \$ 75.00

Outstanding Receivables (1 Lot unpaid for multiple assessments; includes late fees and finance charges) = \$1,585.24