

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING
February 18, 2021

Attendance

Board of Directors:

Walter Wilkinson, President
Bob Alvarez, Vice President
Diana Cameron, Secretary

Wendy Blankenship, Treasurer
Jerry Wiech, Representative (absent)

HOA Members:

Wendy Alvarez
Tyler Belston
Paige Bluhm
Scott Bluhm
Scott Cameron

Shea Hicks
Clyde Raborn
Janet Raborn
Dave Roberts

Meeting called to order at 7:02pm by Walter Wilkinson

Approval of minutes for BOD meeting on January 24, 2021. Wendy made a motion that the minutes from the January meeting be approved. Diana seconded the motion. All BOD members approved. Diana has posted to the HOA website along with the applicable Treasurer's report 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 February 2021: \$18,833.40
Bills paid – \$ 56.00 Flathead Electric (autopay Dec 2020)
 \$374.66 Jackola Engineering (ARC review Glastetter)
 \$470.00 Belston & Co (snow removal January 2021)
 \$ 35.00 Marion Fire Auxiliary (community hall rental 2/18/2021)
Deposit - \$285.00 (Glastetter ARC plan review deposit)
Ending balance Operating Checking Account: \$18,182.74

b. Road Maintenance Account

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

Walter asked for approval of the financial report, Diana made a motion for approval of the financial report dated February 18, 2021; Bob seconded. All BOD members approved.

2. OPEN ISSUES

- a. Annual Dues: Notices have been sent out to all members. Annual Dues will remain at \$500, and are due April 1, 2021. If payment is not received on or before April 1, 2021 a late fee will be charged.
- b. Snow Plowing: A discussion about how plowing has been going ensued – all agree that Belston & Co. is doing a phenomenal job and the frequency of plowing was adequate.

- c. Western Pine Beetle Infestation and Possible Solutions: Member Dave Roberts gave an informative presentation on this subject. He said we already have a small infestation of western pine bark beetles affecting hundreds of trees. He has been helping a property owner deal with this, and is also working with a DNRC forester. Dave handed out an informational packet to assist property owners in recognizing signs and symptoms of pine beetle attack, as well as prevention, and protection. In addition, he stated we also have severe issue of excessive fuel loading and unhealthy trees creating a major fire hazard. We need to make a concerted effort to reduce the hazard fuel loading in the subdivision by cutting and burning, and also create defensible space around structures. The info handed out is available on our website.
- d. Construction update: Walter asked Wendy to give an update on construction that is taking place in our community. There are currently 2 houses close to completion, and 4 houses to start in the Spring.
- e. CC&R review update: Results from the CC&R survey that was emailed to all members were ranked by assigning values to where each item was ranked by the respondent. Seven (7) points for being ranked 1st, six (6) points for being ranked 2nd, five points for being ranked 3rd, and so on. These are the results:

Animals	87
Burning	72
Trees	64
Dwelling	45
Parking	42
Signs	36
Driveways	28

In addition, three (3) property owners indicated they did not see any need to change the CC&Rs; and three (3) property owners indicated they would like to see the entry gates be revisited.

There was a discussion about entry gates because the survey revealed that three property owners had indicated they would like to see the entry gates be revisited. One member felt it would be detrimental to have entry gates because emergency vehicles would not be able to enter, but it was pointed out that siren activated sensors are available to alleviate that concern. Another member stated that there are possibly members that are financially able to help pay for a gate. Ultimately, it was determined that although there is interest in adding entry gates it is not financially feasible at this time.

At the next meeting the board will discuss the changes to the top 5 CC&Rs from the survey result and those proposed changes will be submitted to the membership for a vote in April, with the results of the voting to be revealed at the next Open Board Meeting in May.

3. NEW BUSINESS

- a. Weed control for 2021. Wendy contacted the contractor we used last year and the cost will be around the same as it was last year. Wendy also stated that if members want to have their property sprayed by the contractor, it would be financially beneficial to have him spray their property when he is out doing the common areas. An email will be sent to the members regarding this; if they are interested, we will give the contractor their information and he will contact them directly.

- 4. **OPEN FORUM** – Walter asked if anyone had anything they wanted to say or address. No one had anything to add.

Meeting adjourned at 8:00pm. Next HOA Board Meeting is scheduled for Thursday, March 18.

Meadowbrooke HOA Board Meeting

February Treasurer's Report

February 18, 2021

Operating Checking Account:

Beginning balance February 2021: \$18,833.40

February Paid:

Flathead Electric	56.00	(auto pay)
Jackola Engineering	374.66	(architectural review Glastetter services)
Belston & Co	470.00	(snow removal Jan 2021)
Marion Fire Auxiliary	35.00	(community hall rental 2/18/2021 open mtg)
Deposit January 2021:	285.00	(Glastetter ARC plan review deposit)

Ending balance: \$ 18,182.74

Road Maintenance Account:

Beginning Balance February 2021: \$22,575.00

February 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