

MEADOWBROOKE HOA  
BOARD OF DIRECTORS MEETING  
March 18, 2021

**Attendance**

**Board of Directors:**

Walter Wilkinson, President (by phone)  
Bob Alvarez, Vice President  
Diana Cameron, Secretary

Wendy Blankenship, Treasurer  
Jerry Wiech, Representative (absent)

Meeting called to order at 4:01pm by Walter Wilkinson

Clyde Raborn requested to meet with the HOA board to present his complaint regarding noxious weeds as per the Meadowbrooke HOA Weed Abatement Policy. We listened at length to Mr. Raborn's complaint, and advised him that we would discuss the issue as a board and get back to him with our plan of action as per the Weed Abatement Policy.

Following Mr. Raborn's departure our regular board meeting resumed.

Approval of minutes for BOD meeting on February 18, 2021. Wendy made a motion that the minutes from the February 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 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 March 2021: \$18,182.74  
Bills paid – \$ 52.00 Flathead Electric (autopay)  
                  \$705.00 Belston & Co (snow removal February/March 2021)  
Deposit - \$285.00 (Sciarrotta ARC plan review deposit)  
Ending balance Operating Checking Account: \$17,710.74

**b. Road Maintenance Account**

Beginning balance as of December 2020: \$22,575.00  
February 2021: \$5,000.00  
March 2021: \$7,000.00  
Ending balance Road Maintenance Account: \$34,575.00

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

**2. OPEN ISSUES**

- a. Annual Dues: Wendy shared that there are 19 property owners who have not yet paid their annual dues as of the date of the meeting. We discussed the idea of sending a friendly email reminder to everyone who has not paid by March 25. It was agreed that we would wait until the mail was received on March 25, and all owners who have not paid annual dues as of that date would receive an email reminder.

- b. Western Pine Beetle Infestation and Possible Solutions: It was discussed and decided that we would include the information provided by Dave Roberts in our welcome baskets to new property owners.
- c. Construction update: Walter asked Wendy to give an update on construction that is taking place in our community. There are still two houses close to completion, one property is being graded, and two others are slated to start in the Spring.
- d. CC&R review update: We discussed the proposed changes to the top 5 CC&Rs from the survey result and how they should be presented for a vote. Wendy will type up the changes to proposals submitted for review and we will go over them at the next board meeting so they can be emailed to all owners for a vote.

### **3. NEW BUSINESS**

- a. Community Workday and Picnic: June 26 was chosen as a possible date for a Community Workday and Picnic. Wendy & Bob will make a list of potential projects and we will invite property owners to volunteer to help with these projects, with a picnic following. It was discussed that the HOA would provide paper products, water, hamburgers and hot dogs; and the owners would be asked to bring a side dish to share. We would be asking for people to sign up, so we would have an idea of how many people would be volunteering and attending picnic.
- b. Newsletter: We discussed items that should be included in the newsletter. Bob will work on changes and email to board members for approval.
- c. Raborn Complaint: The board discussed how best to address the complaint presented by Mr. Raborn. It was a consensus that we go ahead and have Noel from Flathead County Weed Control District come out and assess the entire Meadowbrooke community. Bob will be the point person, and only Bob Alvarez, Bob Blankenship and Wendy would be going out with Noel. We will then disseminate the information to property owners through the upcoming newsletter and encourage property owners to participate in the assessment.

Meeting adjourned at 6:33pm.

Next HOA Board meeting Thursday, April 15, 4:00pm at Wendy's house

Meadowbrooke HOA Board Meeting

March Treasurer's Report

March 18, 2021

**Operating Checking Account:**

**Beginning balance March 2021: \$18,182.74**

**March Paid:**

Flathead Electric            52.00     (auto pay)

Belston & Co                 705.00     (snow removal February/March 2021)

**Deposit March 2021:**    285.00     (Sciarrotta ARC plan review deposit)

**Ending balance: \$    17,710.74**

**Road Maintenance Account:**

**Beginning Balance March 2021: \$22,575.00**

**Deposits:**

**February 2021:            \$ 5,000.00**

**March 2021:                \$ 7,000.00**

**Ending Balance            \$ 34,575.00**

**2021-24 Lots paid @ \$500.00 per lot = \$12,000.00**

**2020-45 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**