

Meadowbrooke HOA

Newsletter

April 2021

CC&R AMENDMENTS

The HOA Board tabulated your responses to the survey that was sent out requesting your interest in amending some of the CC&R provisions.

The following (including write-ins) received the most interest and will be addressed for a later vote. They were as follows:

Article IV, 1;	Land Use and Building Type
Article IV, 3;	Dwelling Construction
Article IV, 7;	Animals
Article IV, 11;	Trees
Article IV, 15;	Burning
Article IV, 17;	Parking



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Neighbors, our longer days and melted snow are a welcomed reminder that spring is amongst us. We hope everyone had a safe and fruitful winter.



BEAR PRESENCE

Our bear friend, that was seen multiple times last fall will probably be coming out of hibernation soon and will begin making the rounds of all the residences. Be vigilant in watching for him and not creating a situation that will develop him into a nuisance (keep food where he can't get to it).

Please remember, a fed bear is a dead bear.

The Board will utilize information/comments it has received in the past in amending the sections addressed and present the proposed changes to the HOA membership for a vote. We will also seek guidance from individuals in our community that possess key knowledge/information that will aid in drafting the recommendations. A 2/3 vote of the property owners (2/3 of 46 property owners = 31 votes) will be required to make a change (not just 2/3 of those voting).

We hope to have the ballots to the membership by the first week in May and have them returned in time for the results to be announced at the May Open Board meeting.

We strongly encourage everyone to participate with their vote in order to have enough votes to take any action. The last attempt did not garner enough votes to take any action (less than 2/3 of the community voted).

SNOW PLOWING

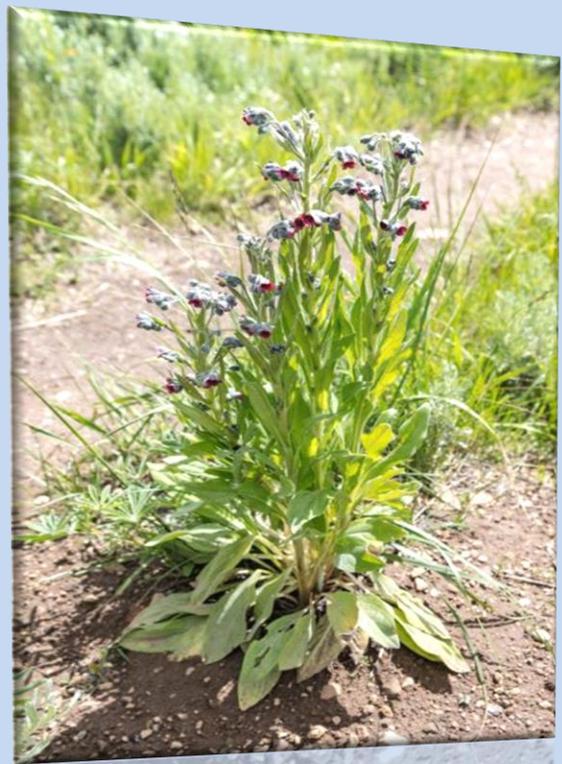
This past winter has been relatively mild and snow free for the last few weeks. The HOA, in conjunction with our snow plower, have attempted to keep the roads clear while only plowing when really needed. Our biggest challenge this year has been timing the removal of slush to keep it from freezing and creating difficult road conditions. We've followed the advice of our plower in making these decisions. Please let us know your thoughts on frequency and timing, so we can better serve the membership as we prepare for next winter.



CONSTRUCTION REMINDER

Just a friendly reminder to all properties with construction, please take necessary steps to keep debris from migrating from your new driveway onto HOA roads. You are all doing a great job, but it will become more of a challenge as we continue to push through the spring thaw.

A BIG THANKS to those under construction that already graveled. It's greatly appreciated and makes a big difference in keeping our roads free of debris.



NOXIOUS WEEDS

The HOA has contracted with a certified weed control company to spray our common areas (entrances, pond area, road right of ways).

On Saturday, May 8th, we once again invited the county weed control representative to conduct a site survey to evaluate noxious weeds within our community. The county representative, will be conducting a survey by walking the roads and common areas and reporting to the HOA of any infestations that need to be addressed.

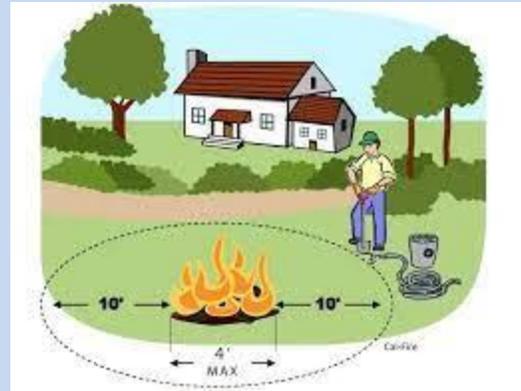
ANY PROPERTY OWNER THAT WOULD LIKE THE WEED CONTROL REPRESENTATIVE TO WALK THEIR PROPERTY AND MAKE RECOMMENDATIONS CAN CONTACT THE BOARD VIA EMAIL. From there, we'll schedule a timeslot for her to privately meet with you to walk your property.

IT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER TO MONITOR THEIR PROPERTY AND TAKE APPROPRIATE ACTION WHEN A WEED INFESTATION IS PRESENT.

Last year, several property owners utilized the company hired by the HOA to spray their property with tremendous results and cost savings. If interested, please contact the HOA and we will put you in touch with the company when they spray our common areas in early June.

We need everyone's help!

BURNING



Spring is here and many of us take the opportunity to burn our refuse/slash piles. Please be sure to follow the DNRC and Flathead County protocols when burning. Open burning is allowed in March and April without a permit, but a PERMIT IS REQUIRED TO OPEN BURN IN MAY AND JUNE. You can go to firesafekalispell.com to apply for a permit and find other helpful tips on open burning.

COMMUNITY WORKDAY & BBQ

On Saturday, June 26th, Meadowbrooke will be hosting a community work day and pot luck BBQ at the pond. We've noticed some of our structures within the common areas are in need of repair and repainting.

After the work is done, the BOD will host a community pot luck BBQ for the membership. We're hoping to have as many members participate to get reacquainted with old neighbors and to meet some new ones too. More information will be made available in the coming months.

Hope to see everyone there!



QUARTERLY HOA MEETING

Our next quarterly open board meeting with the membership is scheduled for mid-May. These community meetings are an opportunity to further connect with our neighbors and better understand the needs of our community. More information will be made available in the coming months.

COMPLIMENTS, CONCERNS, COMPLAINTS



Meadowbrooke has added a section to our newsletter providing the membership an opportunity to express COMPLIMENTS, CONCERNS, and COMPLAINTS. This venue allows the opportunity to increase communication with the BOD and membership, as a whole. We appreciate your submissions as it takes a village to run a village and your care and concerns help keep Meadowbrooke the wonderful place we love!

Responses are made available during our quarterly newsletter. Please be sure to include your contact information when issuing a submission. While your name will not be published or posted, we will not respond to anonymous submissions. As always, if you have a concern that involves a confidential nature, please indicate so and we will not make it public. Communication can be sent to the Meadowbrooke email at meadowbrookemt@gmail.com.

COMMENT:

Good morning!

Reading the newsletter...first, thank you it's very helpful! Second, I was curious on votes... how are they conducted in order to collect 2/3rds? What I am wondering is if the 2/3rds requires a response...and is the issue that people are not responding at all? Do they know vote is happening?

RESPONSE:

We're glad you like the newsletter and we've been having a lot of fun putting it together. The Meadowbrooke bylaws require a 2/3 membership consensus to change regulations. The BODs are looking to only amend specific rules, not change the voting process. The 2/3 membership consensus helps in preventing large swings in regulations from board to board and help keep our core foundation intact. We're hoping through increase communication with email

blasts and the newsletter, we'll be able to get the message out on how important it is for everyone to submit their vote.

COMMENT:

I would like to make a suggestion on any upcoming voting regarding changes to the current CC&Rs. I am aware that it currently stands that you need 75% of the members/owners to vote to change any current rules/regulations. However, as I recall, at the last vote you did not even receive 75% of the current membership votes. I would suggest that a change to the CC&Rs is determined by 75% of the **VOTES RECEIVED**. That way, if a member/owner feels strongly one way or the other about a change to the CC&Rs, they will send in their vote. If they don't care one way or the other, they don't have to be bothered to vote. Thank you for considering my suggestions.

RESPONSE:

Thank you for your recommendations! The approach the BODs are taking is to make small changes to our CC&Rs that are more in line with the general membership's views. Eliminating the requirement of the 2/3 of owners to implement change is going down a slippery slope that can open the door for major changes to our community. We're hoping with the increase number of new owners in Meadowbrooke and our expanded communication campaign, we will be able to reach the 2/3 requirement.