

MEADOWBROOKE HOA
BOARD OF DIRECTORS OPEN MEETING

May 20, 2021

Attendance: Board of Directors

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

Attendance: HOA Members

Tyler Belston	Wendy Alvarez
Bret & Kimberly Bullock	Scott & Paige Bluhm
Brian & Joanne Doherty	Virgil & Kathy Redman
Clyde & Janet Raborn	Shea Hicks
Perry Birky	Vickie Wiech

Meeting called to order at 6:30pm by Walter Wilkinson

Approval of minutes for BOD meeting on April 14, 2021. Bob made a motion that the minutes from the April 14, 2021 meeting be approved. Jerry seconded the motion. All BOD members approved. Diana has already posted to the HOA website along with the applicable Treasurer's report for April 2021 as the board already approved by email.

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

a. Operating Checking Account

Beginning balance as of May 2021: \$17,623.40
Bills paid – Flathead Electric (autopay) - \$52.00
 Jackola Engineering - \$241.04 (Sciarrotta plan review)
 Bookkeeping AA - \$163.10 (preparation/ mailing annual dues invoices)
 Walter Wilkinson - \$27.98 (reimburse purchase of 4 locks for pond equipment)
 Marion Fire Auxiliary - \$35.00 (rental fire hall 05/20/2021 open BOD meeting)
Deposit - \$285.00 (Bullock plan review fee)
Ending balance Operating Checking Account: \$17,389.28

b. Road Maintenance Account

Beginning balance as of May 2021: \$44,075.00
Deposit: April 2021 - \$515.00
 May 2021 - \$515.00
Ending balance Road Maintenance Account: \$45,105.00

Wendy reported that 45 lots have paid their 2021 annual dues and asked if anyone in attendance had any questions regarding the treasurer's report. Walter mentioned that the board felt that the balance in the operating checking account was going to be able to cover operating expenses for the year of 2022 as well as a good portion for 2023 and annual dues for those years would continue to be deposited to the road maintenance account as had been done for the years of 2020

and 2021. Diana made a motion to approve the Treasurer's report. Bob seconded the motion. All BOD members approved.

2. OPEN ISSUES

- a. Noxious weed education day: Bob let those present know that the assessment of noxious weeds by Noel Jinings from the Flathead County Weed Dept. had gone well. There were 17 individual properties assessed as well as the common areas of the HOA, with quite a few of the individual participants being new owners, which the board, as well as Noel saw as a positive. There were 7 properties represented at the group presentation that Noel held at the pond area. Noel felt that the overall condition of the HOA was in much better condition than when she assessed the HOA in 2019. Walter also noted that some of the properties that were identified as having noxious weed issues have already committed to taking advantage of the commercial sprayer. Bob stated that Noel was very happy with the improvements of the HOA common areas and easements and did not find any issues that were of concern. Noel did comment a couple of times during the day of her visit that the HOA timber stand was not healthy and a fire risk and that the HOA needed to work to rectify that. Clyde Raborn reminded the BOD that he had filed a complaint with the BOD regarding noxious weeds 77 days prior to this meeting and expressed his dissatisfaction with the noxious weed assessment done by Noel. Clyde wanted to know exactly what action the board is taking against properties with issues. Walter explained that the board is working with property owners that were identified with issues. Clyde also stated that he wants noncompliance letters sent to all property owners. Both Walter and Bob tried to explain to Clyde that the board does have a plan of action with properties identified with noxious weeds and are currently working with the owners on weed management. Bob told Clyde that the board is continuing to address any issues and by no means is the board finished with noxious weeds. Clyde said he has pictures of houndstongue located on Meadowbrooke properties and wanted to show the BOD his pictures. Walter asked if he had trespassed to obtain the pictures, which Clyde replied that he had and Walter told him then the board did not want to see them. Clyde commented that he knows there is a lot of houndstongue on Meadowbrooke properties and Wendy asked him how he knows for certain that properties have houndstongue located on them. Clyde said he has walked every inch of this development. Wendy asked Clyde if that means he has trespassed and Clyde replied that he had, but he had good reason to because he was concerned about houndstongue and Wendy replied that there is no valid reason for him to be trespassing on any property without the permission of the owner. Clyde said he is not happy with what he considers to be a lack of action on the part of the board and that his only option is to file a lawsuit. Walter told Clyde that the board has taken numerous actions in regards to dealing with noxious weeds, the 1st being to have Noel come out to do an assessment, which Clyde requested happen, and that the board will continue to work with the property owners, but the BOD strongly feels that Clyde does not need to know what specific action is being taken on individual properties. Both Clyde and Janet Raborn stated that they do not feel that the BOD is following CC&R Article IV, #12 or the Weed Abatement Policy. Walter explained that both of those documents merely state actions that the board **can** take and that this BOD chooses to work with the property owners in a positive way. The Raborns stated that is not how they read those documents and Clyde reiterated that his only option is to file a lawsuit. Walter stated that the BOD needed to move on to the rest of the agenda.
- b. Community work day and picnic: Walter stated that the BOD has scheduled a community work day for Saturday, June 26, 2021. The BOD will provide water and then hamburgers for a barbeque at the conclusion of the cleanup and asks members who plan to attend to bring a side or dessert. Bob stated that we encourage members to participate in the day, but all are welcome if they just wanted to come out for the barbeque. Walter stated that the plan is to work on both entrances, re-stain the rail fences at the entrances and the pond area and to do cleanup at the pond/park. Weeding, trimming, limb trimming, cleanup deadfall are all projects that have been identified as needing to be done. Walter stated that the BOD hoped there would be a good turnout and participation and the day was a great opportunity to get to know our neighbors as well as improving the common areas. Walter also stated that the commercial sprayer would be out to spray the HOA common areas the 1st week of June and then mowing would be done around the 3rd week of June and the BOD would be renting the mower and doing it ourselves as was done last year.

- c. Results of CC&R Amendment voting: Walter announced that there were 38 ballots returned for the CC&R Amendment voting and that all proposed changes had passed, with the exception of sheep, goats and parking. (The results of the voting are attached). Walter also reviewed that there were only 8 properties who had not participated in the voting; 2 properties owned by land companies, 1 property ineligible to vote due to unpaid dues, 1 property that is currently for sale, 1 property that has never participated in any HOA related activity, 1 property that the BOD did not hear anything from and not sure why they did not participate and 2 properties that had made contact with the BOD regarding their ballots but never returned their completed ballots in spite of numerous email reminders and phone messages. Walter explained next steps in the amendment process, i.e. preparation of the CC&R document, filing new document with the county, etc. and stated that as that may take some time to accomplish the BOD had agreed that all voted changes would be effective as of the date of this meeting. Janet Raborn asked what the BOD was going to require for chickens or rabbits to protect them from predators. Wendy replied that is covered in the proposed CC&R change and that it states the property owner is to be sure an enclosure is built to deter predators, but that the BOD is not going to dictate how that is done.
- d. Preparation for board elections in August: Walter announced that the HOA members annual meeting has been scheduled for Thursday, August 5, 2021 at the community room of the fire hall and those interested in running for a position on the BOD should submit their interest with a bio to the HOA email by July 1st. Packets for the annual meeting will be sent to all members by mid-July.

3. NEW BUSINESS

- a. Brian Doherty asked what the possibility is going to be for getting gates at the entrances of the HOA. Walter replied that there is definitely interest in gates happening as this subject had been raised at the last open board meeting, but that there was not money in the HOA budget to pay for gates as the BOD is focusing on building up revenue to cover paying for the road maintenance in a few years. Walter also shared that the suggestion had been made that members who wished to do so could donate money that would be specifically set aside and used only for the installation of gates. Discussion ensued that it is most likely that gates will only happen with this being the scenario; members donating money for that purpose. Wendy stated that if the members chose to do this, a separate, dedicated account would be set up and all money would be carefully tracked and accounted for in who donated and how much until there was enough money to install the gates. It was also discussed and agreed that there should be a vote taken of the HOA members to determine if there was a 2/3 consensus in favor of installing gates even if the money was to come by individual donations and not by HOA funds as it would affect all members.

Walter thanked everyone for attending the open board meeting. Wendy made a motion that we adjourn the meeting. Walter seconded the motion. All BOD members approved.

Meeting adjourned 7:40 pm

Next BOD meeting will be held on June 17, 2021, time and place TBD.

Meadowbrooke HOA Board Meeting

May Treasurer's Report

May 20, 2021

Operating Checking Account:

Beginning balance May 2021: \$17,623.40

May Paid:

Flathead Electric	52.00	(auto pay)
Jackola Engineering	241.04	(Sciarrotta plan review)
Bookkeeping AA	163.10	(preparation/ mailing annual dues notices)
Walter Wilkinson	27.98	(reimb padlocks for pond equipment)
Marion Fire Auxiliary	35.00	(rental of community hall for open board mtg 5/20/21)
Deposit May 2021:	285.00	(Bullock ARC deposit)
Ending balance: \$	17,389.28	

Road Maintenance Account:

Beginning Balance May 2021: \$44,075.00

Deposits:

April 2021:	\$	515.00
May 2021:	\$	515.00
Ending Balance	\$	45,105.00

2021-45 Lots paid @ \$500.00 per lot = \$22,500.00; 2 Lots late fee @ \$15.00 per lot = \$30.00

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) = \$2,273.05

C. C. & R. AMENDMENT
VOTING RESULTS
MAY 2021

TOTAL BALLOTS RECEIVED = 38

ANIMALS:

SHEEP	YES = 25	No = 13	
GOATS	YES = 26	No = 12	
CHICKENS	YES = 31	No = 7	PASSED
RABBITS	YES = 31	No = 7	PASSED

BURNING	YES = 37	No = 1	PASSED
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LAND USE	YES = 31	No = 7	PASSED
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DWELLING CONSTRUCTION			
	YES = 31	No = 5	PASSED

TREES	YES = 37	No = 1	PASSED
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PARKING	YES = 29	No = 9	
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REWORDING	YES = 33	No = 4	PASSED
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