

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING
June 15, 2021

Attendance

Board of Directors:

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

Wendy Blankenship, Treasurer
Jerry Wiech, Representative

Meeting called to order at 4:59pm by Walter Wilkinson

Approval of minutes for BOD meeting on May 20, 2021. Diana made a motion that the minutes from the May meeting be approved. Walter 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 June 2021: \$17,389.28

Bills paid – \$ 65.00 Flathead Electric (autopay)

\$209.60 Jackola Engineering (Bullock plan review)

\$ 75.40 Kimberly Bullock (refund balance ARC deposit)

\$1,663.75 Lawn Care Specialties (noxious weed spraying for HOA common areas 2021)

\$ 43.96 Samantha Sciarrotta (refund balance ARC deposit)

\$ 82.79 Wendy Blankenship (reimbursement 2 trees at entrance, postage, paper, labels)

Deposit -

Ending balance Operating Checking Account: \$15,248.78

b. Road Maintenance Account

Beginning balance as of December 2020: \$45,105.00

Deposits – No activity

Ending balance Road Maintenance Account: \$45,105.00

Walter asked for approval of the financial report, Bob made a motion for approval of the financial report dated June 15, 2021; Diana seconded. All BOD members approved.

2. OPEN ISSUES

- a. Progress on Noxious Weed Abatement: There are three (3) owners that have not responded to the letters notifying them of the presence of noxious weeds on their property. It was decided that non-compliance letters will be sent to the three owners. Walter will compose the letters to be sent, Diana will email them, and Wendy will mail a copy. Bob asked if he could try calling them prior to letters being sent. The HOA Board has one of the owner's phone numbers, so Bob will try contacting that owner.
- b. Response to Clyde Raborn's Certified Letters (noxious weeds): Wendy composed response letters to both of the letters we received from Mr. Raborn. The response letters were discussed and after some editing they will be emailed to Mr. Raborn.

- c. Trespassing -concern about owners trespassing on others property without permission: Walter will compose an email and Diana will send it out to the membership.
- d. Community Workday and Picnic/BBQ: An email will be sent to the membership reminding them of the workday and picnic on Saturday, June 26 at 9:00am & 5:00pm respectively, asking them to RSVP so we can plan accordingly.
- e. Annual Common Area/Road Right of Way Mowing: Walter will mow the common area/road right of way on Tuesday, June 22.
- f. Inclusion of Gate Interest in Balloting for Annual Meeting: It was discussed whether we should add the gate interest to the ballot for the annual meeting, and was decided it should be included. Walter volunteered to compose the wording for the ballot.
- g. Preparation for Board Elections in August: An email will be sent to the membership requesting any person interested in running for the Board to submit their bio by July 1st in order to get the ballots out and returned before the annual meeting.
- h. Concern about recent activity in HOA community by outsiders: Wendy shared with the board that her husband recognized the truck and knew who it belonged to.

3. NEW BUSINESS

- a. Road Maintenance: Crack sealing may be needed. Walter will get a quote from the contractor who did the crack sealing last time. It was discussed whether the money in the Road Maintenance account would be used to pay for the sealing. The consensus was that road maintenance should be paid for with Road Maintenance funds.

Meeting adjourned at 7:40pm.

Next HOA Board meeting TBD

Meadowbrooke HOA Board Meeting

June Treasurer's Report

June 15, 2021

Operating Checking Account:

Beginning balance June 2021: \$17,389.28

June Paid:

Flathead Electric	65.00	(auto pay)
Jackola Engineering	209.60	(Bullock plan review)
Kimberly Bullock	75.40	(refund credit balance ARC deposit)
Lawn Care Specialties	1,663.75	(noxious weed spraying for HOA common areas 2021)
Samantha Sciarrotta	43.96	(refund credit balance ARC deposit)
Wendy Blankenship	82.79	(reimb 2 trees @ entrance, postage CC&R ballots, paper, labels)

Deposit June 2021

Ending balance: \$ 15,248.78

Road Maintenance Account:

Beginning Balance June 2021: \$45,105.00

Deposits: NO ACTIVITY

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