

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING
July 13, 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 5:10pm by Walter Wilkinson

Approval of minutes for BOD meeting on June 15, 2021. Diana made a motion that the minutes from the June meeting be approved. Wendy 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 July 2021: \$15,248.78

Bills paid – \$ 70.00 Flathead Electric (autopay)

\$ 64.00 US Postal Service (1 year rental fee – post office box)

Deposit -

Ending balance Operating Checking Account: \$15,114.78

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, Jerry made a motion for approval of the financial report dated July 13, 2021; Diana seconded. All BOD members approved.

2. OPEN ISSUES

- a. Update on Noxious Weed Abatement: Discussed properties that had noxious weed issues and the resolutions.
- b. Construction Updates: 2 owners are waiting for things to settle down, and another it is unknown as to where they are in process.
- c. Planning for Annual HOA Meeting: The board reviewed the Annual Meeting Packet that Wendy created. The packet includes a cover letter, bios for candidates running for board positions, a voting ballot for board members, a proxy voting form, a survey to determine interest in entrance gates for Meadowbrooke, and an authorization to release personal information form. The board approved the packet. The packets

will be mailed to all owners, and will be emailed to all owners also. Reminder emails will also be sent to all members.

- d. Lighting for Mail Box Area: It was discussed purchasing solar lighting for the mail box area. Walter asked for approval for the purchase of said lighting, Wendy made a motion to approve, and Diana seconded. All BOD member approved.
- e. Crack Seal: Walter has had difficulty getting someone out to give us a quote, he will keep trying.

Meeting adjourned at 6:56pm.

Next meeting will be the Annual HOA Meeting on Thursday, August 5, 2021, 6:30pm at the Marion Fire Hall.

Meadowbrooke HOA Board Meeting

July Treasurer's Report

July 13, 2021

Operating Checking Account:

Beginning balance July 2021: \$15,248.78

July Paid:

Flathead Electric	70.00	(auto pay)
US Postal Service	64.00	(1yr post box rental fee)

Deposit July 2021

Ending balance: \$ 15,114.78

Road Maintenance Account:

Beginning Balance July 2021: \$45,105.00

Deposits: NO ACTIVITY

Ending Balance \$ 45,105.00