

MEADOWBROOKE HOA
BOARD OF DIRECTORS SPECIAL MEETING

August 19, 2021

Attendance by Phone: Board of Directors

Walter Wilkinson, President
Bob Alvarez, Vice President
Tyler Belston, Secretary
Wendy Blankenship, Treasurer
Jerry Wiech, Representative

Meeting called to order at 7:31pm by Walter Wilkinson

The BOD met for a special meeting to discuss and award the bid for HOA crack sealing and to discuss gate concerns brought up during HOA Annual Members Meeting held on August 5, 2021.

1. Crack sealing bids for HOA roadways:

- a. Walter has finally been able to obtain three (3) bids for the crack sealing of the HOA roadways as follows: Glacier Paving – 11,650 linear feet, \$11,650, \$1.00/lin. ft.; MT Seal Coat - \$14,000; Titan Asphalt – 8,756 lin. ft., \$12,280.29, \$1.4025/lin. ft.
- b. The BOD discussed the difference in bids and area to be covered as well as the conditions of the roadways in the HOA, with special note that there are quite a few cracks that if not dealt with this fall will most likely cause quite a bit of damage with the spring thaw. All BOD members agreed that although the price has increased significantly since crack sealing was done 2 years ago, we need to go ahead with having work done this fall to prevent further damage and costs to repair that damage.
- c. Tyler was concerned that if there ends up being more areas that need sealing that costs could go up and asked if there was the option to get a flat rate. Walter stated that even MT Seal Coat, which bid with a flat rate and did not give any area to be covered, qualified their bid for the potential increase in costs if area repaired went over their estimate. BOD discussed that this would be a likely scenario for all the bids received.
- d. Both Walter and Bob stated they were in agreement to go with Glacier Paving's bid which noted a larger area to be treated and was the lowest bid. Walter noted that he is very familiar with Glacier Paving work and has worked with them in the past and they did a good job. Wendy made a motion to accept the bid for Glacier Paving; Tyler seconded the motion. All BOD members voted unanimously to accept the bid for Glacier Paving.
- e. Walter stated that he would contact them first thing in the morning to get the contract signed and let them know we wanted to get on their fall schedule. Wendy stated that she would get the required 50% deposit delivered to their office the next day to assure scheduling.

2. Gopher entrance gate:

The BOD members discussed that with the input from members present at the HOA Annual Members Meeting held on August 5, 2021 and ongoing concerns of members expressed at all open board meetings in the past year, it is apparent that we need to move forward with locking the Gopher entrance gate. The BOD discussed that although there were not enough ballots received for the electric gates project to move forward, and although there were a few members present at the meeting who are opposed to any gates for the community, there was a majority of members

present who feel the gate already in place should be closed. Since this continues to be an issue brought up by the majority of members who are present at meetings, the BOD agreed that the suggestion by HOA members of locking the Gopher entrance gate was a valid option to address security issues within the community as well as hoping to cut down on thru traffic that has been going on. The BOD discussed the pros and cons of a key lock as opposed to a combo lock and agreed that to begin with a combo lock would be the best option to avoid having to deal with issuing keys to members and the potential of lost keys. Walter stated that he would draft an email to go out to all members notifying them of the Gopher entrance gate being locked with what the combo would be and would make a special point to let members know not to give the combo out to service people, realtors, etc. The main entrance can be utilized by any visitors to the community. The date of September 1, 2021 to begin locking the gate was agreed by the BOD members and all felt that was enough time to get the email out as well as to give members some time to adjust for using the main entrance. Tyler stated that he can come up with a randomly generated code for the combo and that he has an extra combo lock that he can make available to use on the gate. Walter asked Bob and Tyler to get together and coordinate getting the lock in place. Jerry stated that he will go over prior to the effective date to make sure the gate is in good condition and whether there is a chain on the gate to use or if we will need to purchase one and will let the board know what he finds.

Tyler made a motion to adjourn meeting; Bob seconded motion. Meeting adjourned at 8:02pm.

Next BOD meeting will be held on September 7, 2021 at 7:00pm.



Email: MTSEALCOAT@GMAIL.COM

PROPOSAL SUBMITTED TO: <u>WALTER WILKINSON</u>		JOB # <u>20-187</u>	
ADDRESS: <u>1136 HUBBARD SPUR</u>		CITY: <u>MARION</u>	
PHONE:		DATE: <u>7/20/21</u>	DATE OF PLANS: <u>SEP.</u>
		CONTACT: <u>WALTER</u>	

We hereby submit specifications and estimates for:

PREP. HOT CRACK SEAL FOR HOA \$14,000 IF WE DONT GO THROUGH AS MUCH LABOR AND CRACK SEAL MATERIAL I REDUCE THE \$14,000 TBD.

DRIVEWAY FOR 1136 HUBBARD SPUR \$3,675.00

BETTER CRACK SEAL PRODUCT THAT IS MORE MALLEABLE.

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of \$ 14,000.00 with payments to be made as follows WITHIN 7 DAYS

DRIVEWAY \$3,675.00

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDER AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL.

PROPOSAL SUBMITTED BY: Kody Van Ken

NOTE— THIS PROPOSAL MAY BE WITHDRAWN NOT ACCEPTED WITHIN 30 DAYS.

ESTIMATE

**Meadow Brook subdivision Walter
Wilkinson**
Marion , Mt
(678) 428-0949

John Gorman Titan Asphalt seal coating

Johngorman98@gmail.com
Kalispell, Mt 59901
Phone: (406) 309-4673

Estimate # 000472
Date 08/18/2021
Business / Tax # P

Description

Total

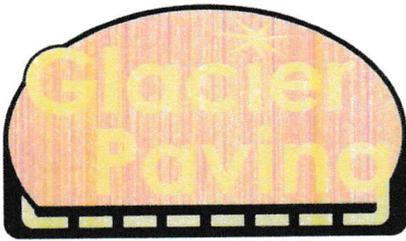
Repair of cracks in Subdivision Road with hot rubber asphalt crack filler Cleaning and prepare. Approximately 8756 feet linealPrice per foot \$1.65 cracks air blast machines g	\$14,447.40
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Subtotal	\$14,447.40
Discount	\$2,167.11
Total	\$12,280.29

Contractor

Owner

signing this document the customer agrees to the services and conditions of the work outlined in this document



BID OFFER & ACCEPTANCE

Date 8/17/2021 Offer # 3019

PO Box 9222 Kalispell, MT 59904
 406-257-8181
 Fax 406-257-8185

Name / Address

Walter Wilkinson
 1186 Hubbard Spur
 Marion MT 59925

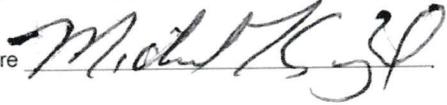
Job Location

Hubbard Spur HOA
 for the 3 cul-de-sac

Ph or Ref #	Terms	Due Date
678-428-0948	Expires in 20 days	9/6/2021

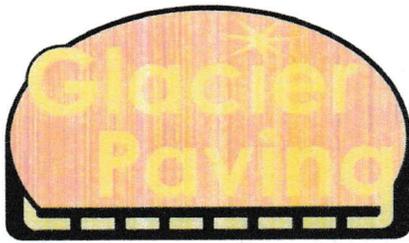
Item	Description	Qty	Rate	Total
Crack-fill	Glacier Paving Inc. will clean, crack-fill approx. 4,400 lin.ft. with hot rubberized filler where needed. Note: Above bid is for CW Mitchell Ct, Charles Haskell Ct and Lewis Kelsey Ct only.	1	4,400.00	4,400.00
Note on Sq.Ft.	Any square footage over bid amount will be costed at the square footage price.			
NOTE	Glacier Paving Inc must receive signed contract & half payment, check or cash, prior to scheduling of job; the other half upon completion. Thank you!			

SIGNER AGREES THAT GLACIER PAVING INC IS ENTITLED TO FILE LIEN DOCUMENTS. (Please review form back)	Total	\$4,400.00
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Signature 

Customer Signature _____ Date _____

- NO CREDIT BEYOND 15 DAYS- CASH or CHECKS ONLY please-
 CUSTOMER AGREES THAT Glacier Paving & Plowing Inc MAY FILE CONSTRUCTION LIENS against Customer's property for delinquent payments (Please review form back). If payment is not made as agreed upon, a late payment charge of 1.5% per month (18% per annum) will be charged, in addition to the contract sum, commencing 30 day after the invoice date, and all attorney's fees and costs incurred are Customer's responsibility.



BID OFFER & ACCEPTANCE

Date 8/4/2021 Offer # 2991

PO Box 9222 Kalispell, MT 59904
 406-257-8181
 Fax 406-257-8185

Name / Address

Walter Wilkens
 1186 Hubbart Spur
 Marion MT 59925

Job Location

Marion Hubbart Spur
 Marion, MT 59925

Ph or Ref #	Terms	Due Date
678-428-0949	Expires in 20 days	8/24/2021

Item	Description	Qty	Rate	Total
Overlay	Offer #1 Glacier Paving Inc will clean, apply tac. (fabric) & overlay 192.000 sq.ft. with 2" of compacted hot mix asphalt. Note: For future budgeting purposes.	1	319,450.00	319,450.00
Crack-fill	Offer #2 (Crackfill Only) Glacier Paving Inc. will clean, crack-fill approx. 7.250 lin.ft. with hot rubberized filler where needed. Note: Domain Road Only- Do Not Do CW Mitchell Ct. Charles Haskell Ct & Lewis Kelsey Ct.	1	7,250.00	7,250.00
Oil Prices	Asphalt is based off of petroleum prices. Due to fluctuations in the market that affect this, the final invoice may vary up to 15%			
Note on Sq.Ft.	Any square footage over bid amount will be costed at the square footage price.			
NOTE	Glacier Paving Inc must receive signed contract & half payment, check or cash, prior to scheduling of job; the other half upon completion. Thank you!			

SIGNER AGREES THAT GLACIER PAVING INC IS ENTITLED TO FILE LIEN DOCUMENTS. (Please review form back)

Signature Michael King

Customer Signature _____ Date _____

- NO CREDIT BEYOND 15 DAYS- CASH or CHECKS ONLY please-
 CUSTOMER AGREES THAT Glacier Paving & Plowing Inc MAY FILE CONSTRUCTION LIENS against Customer's property for delinquent payments (Please review form back). If payment is not made as agreed upon, a late payment charge of 1.5% per month (18% per annum) will be charged, in addition to the contract sum, commencing 30 day after the invoice date, and all attorney's fees and costs incurred are Customer's responsibility.