

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING

November 18, 2021

Attendance: Board of Directors

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

Meeting called to order at 5:05pm by Walter Wilkinson

Approval of minutes for HOA Open BOD Meeting on October 14, 2021. Jerry made a motion that the minutes from the October 14, 2021 meeting be approved. Tyler seconded the motion. All BOD members approved. Minutes will be posted to the HOA website along with the applicable Treasurer's report for October 2021.

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

a. Operating Checking Account

Beginning balance as of November 2021: \$13,133.44

Bills paid – Flathead Electric (autopay) - \$135.00 (Oct & Nov billings)

Walter Wilkinson - \$71.15 (reimb BBQ supplies for community work day 10/16/21)

Bob Alvarez - \$64.98 (reimb solar lights installed @ community mailboxes)

Deposit - \$285.00 (ARC deposit for Quaife plan review)

Ending balance Operating Checking Account: \$13,147.31

b. Road Maintenance Account

Beginning balance as of November 2021: \$33,455.00

NO ACTIVITY

Ending balance Road Maintenance Account: \$33,455.00

Wendy reported that with the BOD meeting being held back on the 3rd Thursday of the month we had caught up with Flathead Electric billings being received and this report reflects two (2) months of billings. Bob made a motion to approve the Treasurer's report. Tyler seconded the motion. All BOD members approved.

2. OPEN ISSUES

- a. Construction Update: Tyler reported that the property currently under construction has almost completed their shop and walls were supposed to start framing this week. Property owners will most likely move out to the property and live on site this coming weekend. Wendy reported that she spoke to property owners that are scheduled to start construction after the 1st of the year and are also planning to live on site once their current property has sold. Wendy also reported that we have received the ARC deposit for plans submitted and just waiting for the revised site plan to be resubmitted and then she will get them sent off to the ARC for review and

approval. Tyler reported that he understands another property owner is planning to start construction in the spring. Wendy reported that we had received an email with questions from a realtor in regards to Lot 46 as well as an email from a current member who has family interested in that Lot. Walter stated that we will most likely be looking at another busy year of construction in 2022 if all goes to plan. Walter also reported that the well had been put in this week for another Lot that is working on infrastructure.

- b. Gate Issues: The board updated Tyler on discussions regarding the gate issue that came up during the October Open BOD Meeting as he was unable to attend. The board discussed the entrance gate forum that was requested by an HOA member during that meeting and what the parameters would be for the discussion. Walter came up with a draft email to go out to members, which all board members approved, and reiterated that we will be seeking an RSVP from members that wish to attend and if only members who have already been involved in the gate discussion at the annual and recent open board meetings are the only members who respond to attend, we will not hold the discussion forum. Wendy stated that she would get the email sent out in the next day or so and would keep the board members updated on who responds with interest to attend.
- c. Snow Plowing: Walter reported that he had contacted Chad Pluid with In a Pitch to let him know he was awarded the snow plowing bid for the 2021/2022 winter season. Walter let Chad know that he was sending him a contract he needed to sign and return as soon as possible and that we needed to be able to count on him responding to plow in a timely manner when called. Walter has left Chad multiple messages as Chad has not returned the signed contract and Chad has not responded. Tyler stated that he will contact Chad and talk to him and get the signed contract back from him.
- d. Predator(s) in development: Bob reported that he had examined the deer carcass found in the pond area this week that had been attacked by an unknown predator and also had shown the photo to Sam Cox. They both felt sure that the predator was not a mountain lion based on the injuries observed. Tyler stated that from the picture, it looks like coyotes and most likely the deer had been injured and was just unable to get away.
- e. Newsletter: Walter stated that he thought a newsletter should go out to the members towards the beginning of December. The board discussed possible items to include in the newsletter, with the main topic being the entrance gate forum. Walter stated that he would think about any other possible items that needed to be included and Bob said he would get started on putting the newsletter together.

3. NEW BUSINESS

No new business on agenda.

Wendy made a motion that we adjourn the meeting. Jerry seconded the motion. All BOD members approved.

Meeting adjourned 6:25 pm

There will not be a regular BOD meeting held in December.

Meadowbrooke HOA BOD Meeting

November Treasurer's Report

November 18, 2021

Operating Checking Account:

Beginning balance November 2021: \$13,133.44

October Paid:

Flathead Electric	135.00	(auto pay Oct & Nov billings)
Walter Wilkinson	71.15	(Reimb BBQ supplies for community work day 10/16/21)
Bob Alvarez	64.98	(Reimb solar lights installed @ community mailboxes)
Deposits:	285.00	(ARC deposit for R Quaipe plan review)

Ending balance: \$ 13,147.31

Road Maintenance Account:

Beginning Balance November 2021: \$33,455.00

Deposits:

Ending Balance \$ 33,455.00

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) = \$2,388.89