

MEADOWBROOKE HOA
BOARD OF DIRECTORS OPEN MEETING

October 14, 2021

Attendance: Board of Directors

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

Members:

Dick Abel	Stu & Anita Hillis
Scott & Paige Bluhm	Dave Roberts
Wendy Alvarez	Vickie Wiech
Virg Redman	Bob Blankenship

Meeting called to order at 6:32pm by Walter Wilkinson

Approval of minutes for HOA BOD Meeting on September 7, 2021. Bob made a motion that the minutes from the September 7, 2021 meeting be approved. Jerry seconded the motion. All BOD members approved. Minutes have already been posted to the HOA website along with the applicable Treasurer's report for September 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 October 2021: \$8,584.44
Bills paid – Flathead Electric (autopay) - \$74.00
 State Farm Insurance - \$1,202.00 (liability insurance renewal 1 yr)
 Glacier Paving - \$5,825.00 (balance for crack sealing of roadways)
Transfer In - \$11,650.00 (from Road Maint acct to cover costs of crack sealing)
Ending balance Operating Checking Account: \$13,133.44

b. Road Maintenance Account

Beginning balance as of October 2021: \$45,105.00
Transfer Out- \$11,650.00 (to Operating Checking acct for cost of crack sealing of roads)
Ending balance Road Maintenance Account: \$33,455.00

Wendy reported that the transfer from the Road Maintenance Account to the Operating Checking Account was done as previously discussed to cover the cost of the crack sealing of the HOA roadways. Jerry made a motion to approve the Treasurer's report. Bob seconded the motion. All BOD members approved.

2. OPEN ISSUES

- a. Construction Update: Walter reported that there is currently one property under construction and one property that has been for sale that has sold and is expected to close escrow by the end of October.
- b. Speeding in Meadowbrooke: Walter asked that all HOA members please watch their speeds while driving within the HOA. There have been numerous reports of cars speeding, which is very concerning as there are quite a few people out walking and we need to be courteous. Walter also let those present know that the BOD is discussing lowering the speed signs currently posted in the HOA.
- c. Gate Issues: Walter stated that the BOD has decided to put something out to HOA members to decide on whether to lock the Gopher gate. Members on both sides of the issue, pro and con, continue to approach the board to do something and the board is in the middle of trying to serve all community members. Scott Bluhm suggested finding a way to have a venue that members can discuss the issue without getting overly emotional. Scott also stated that he does not believe that a majority of members want the gates and took issue with meeting minutes from the September BOD meeting reflecting "a majority of members" being in favor of the Gopher gate being closed. Bob explained that the BOD has not brought anything to vote that hasn't been brought to the board by HOA members. The BOD has taken the approach that we are an extension of members. Bob further explained that the board took the approach of putting back in place something that had already been in place previously. He also reiterated that electric gates will not move forward without a 2/3 vote of all members. Scott asked, "What is the end goal of locking the Gopher gate?" Walter answered that the main objective is to stop drive thru traffic that does not belong in here. Scott asked why close Gopher gate instead of the main gate? Walter explained that most service people, including the mail carrier, use the main entrance. Anita suggested installing plastic speed bumps that could possibly help cut down on thru traffic. Paige stated that their research showed that it is not a valid reason that closing gates helps with security and provided the article they had found (article provided was dated March 2001). Walter stated that the board is willing to set up a future meeting for members to discuss the gate issues, but that the board would ask for an RSVP and if the same members that usually show up to meetings; i.e. annual and quarterly open meetings, are all that respond, that we would not hold a meeting.
- d. Community fall work day: Walter reminded everyone that the community fall work day is scheduled for the upcoming Saturday, October 16th. We will be finishing up the trimming and thinning of trees at the pond/meadow area. Walter also stated that the start time has been changed to 10am with the weather reports of colder temps. We will also have a BBQ at the end of the work day to be held at the Alvarez patio. Bob encouraged everyone present to participate in the community work day.
- e. Snow plowing bids: Walter announced that just two (2) bids for this winter's snow plowing had been received. In a Pitch - \$165.00/event; Bear Creek Excavating - \$350.00/event. Bob made a motion that In a Pitch bid be awarded; Jerry seconded the motion. All BOD members approved. Walter stated that he would let Chad know that he had been awarded the snow plowing bid for the 2021/2022 winter.
- f. Crack sealing of roads: Walter stated that most of the HOA roadways had been crack sealed with the exception of Lewis Kelsey Court not being finished. Walter stated that the final check to Glacier Paving would be held until that section had been completed.
- g. Mailbox lights: Walter stated that the mailbox lights had been installed with the wires being hidden, so hoping this will deter any thefts. The addition of lights to this area has really made a difference for access after dark to the mailboxes. The total to purchase the solar lights was \$64.98.

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 7:45 pm

Next BOD meeting will be held on November 18, 2021 at 5:30pm at Walter's house.

Meadowbrooke HOA BOD Open Meeting

October Treasurer's Report

October 14, 2021

Operating Checking Account:

Beginning balance October 2021: \$8,584.44

October Paid:

Flathead Electric	74.00	(auto pay)
State Farm Insurance	1,202.00	(liability insurance renewal 1 year)
Glacier Paving	5,825.00	(balance for crack sealing of roadways)

Transfer In October 2021: 11,650.00 (from road maintenance acct for crack sealing of roadways)

Ending balance: \$ 13,133.44

Road Maintenance Account:

Beginning Balance October 2021: \$45,105.00

Deposits:

Transfer Out October 2021: \$11,650.00

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