

MEADOWBROOKE HOA
BOARD OF DIRECTORS OPEN MEETING

February 17, 2022

Attendance: Board of Directors

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

Members:

Stu & Anita Hillis	Perry Birky
Scott & Paige Bluhm	Shea Hicks
Brett & Kimberly Bullock	Vickie Wiech
Bob Blankenship	

Meeting called to order at 6:31pm by Walter Wilkinson

Approval of minutes for HOA BOD Meeting on January 13 2022. Bob made a motion that the minutes from the January 13, 2022 meeting be approved. Wendy seconded the motion. All BOD members approved. Minutes have already been posted to the HOA website along with the applicable Treasurer's report for January 2022 as the board already approved by email.

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

a. Operating Checking Account

Beginning balance as of February 2022: \$12,218.31
Bills paid – Flathead Electric (autopay) - \$52.00
 In A Pinch MT - \$330.00 (snow plowing Jan 2022)
 MT Secretary of State - \$20.00 (annual report for domestic corp)
 Jackola Engineering - \$311.78 (Quaife ARC plan review)
Deposit - \$285.00 (Ferraro ARC plan review deposit)
Ending balance Operating Checking Account: \$11,789.53

b. Road Maintenance Account

Beginning balance as of February 2022: \$33,455.00
NO ACTIVITY
Ending balance Road Maintenance Account: \$33,455.00

Wendy reported that there had not been anything of special note this month, but did want to note that Jackola's invoice for Quaife ARC review had totaled more than the deposit and she has sent an invoice for the difference of \$26.78. Jerry made a motion to approve the Treasurer's report. Walter seconded the motion. All BOD members approved.

b. OPEN ISSUES

- a. Construction Update: Walter reported that there has been three more lots sold since the last open board meeting and a fourth is currently in escrow and expected to close in March; Lot 9, 14 and 46 have sold and Lot

32 is in escrow and expected to close on March 22nd. There are also four lots that are planning to be under construction or are currently under construction this year. Bullocks spoke about the difficulties they have been experiencing with their construction which mostly consists of availability of materials that have held up their project.

- b. Annual Dues: Walter stated that there had been some concerns regarding the HOA Liability Insurance that he wanted to address. Stu asked why the HOA has to carry this type of insurance. Walter explained that the insurance is to protect the HOA against any kind of lawsuit and covers the common areas. It is also required by the HOA CC&Rs that the BOD ensure that there is a liability policy in place to protect the HOA. It does not have anything to do with individual property owner's dwellings or property. Walter gave examples of a child drowning in the retention pond or an accident happening on the HOA roadways. Bob gave the example from this last summer where there was the threat of a lawsuit against the HOA from a member and that if this policy was not in place, each member would be liable for any lawsuits filed that were successful in the courts. Scott Bluhm stated that it sounds like this is money well spent for the insurance. Walter stated that the board let members know that we anticipate a rate increase because we are due for another audit and the policy is based on number of residences in the HOA. The agent contact Walter last summer, set up a date to come out and had to cancel at the last minute due to a family issue, but told Walter he would be rescheduling. There has been quite a few residences completed since the last audit, as well as the planned construction this year. The number of residents affects the policy amount because the more residents, the more people are driving and out and about within the development. Walter explained that the board did not want to have to raise dues and talked about it at length, coming to the conclusion that it was necessary in order to ensure there remained sufficient funds for the operating budget as well as working towards building up reserves for future road maintenance. Walter also spoke of the increase in costs for crack sealing just from 2019 to 2021. Paige suggested the board include a thermometer or some way of letting members know where we are at on the annual budget in future newsletters. Bob said that was a good idea and he would look at how to implement something along that line. Scott suggested adding a line to the Treasurer's report stating what the goal was the board is working towards for the road maintenance account. There was quite a bit of discussion regarding the HOA roadways and their maintenance. Stu suggested seeing what would need to be done to bring the roads up to county requirements for the county to take over maintenance of them; however, Walter stated that would be way too cost prohibitive and not a viable option and Anita stated she doesn't want to be living on a county road. Bob commented that with this year's increase in dues the board anticipates this will cover anticipated increases in the operating budget and will not be contributing much more than what is already going into the road maintenance account, leaving us very short of the quote received this last summer and needing to redo the roads in 8 to 10 years. He pointed out that the board does what they can to keep costs down and cited the two community volunteer work days being held and again thanked those who participated. Scott asked if it would be possible to hold fundraisers to help build up the road maintenance account reserves and the board said that is definitely something to look at doing. Paige also suggested setting a certain percentage that HOA dues would increase each year so that members knew what to expect. Walter said that would probably be something that would need to be in the CC&Rs and didn't think that would pass.
- c. Gate Issues: Walter stated that he had finally talked to someone at the Flathead County Planning and Zoning department and gotten an answer on gating the HOA roadways. He was also directed to the county regulation regarding this matter. The HOA is required to have at least one entrance open. The county rep then immediately stated that she knew what Walter would say and that is there are many HOA communities in Flathead County that had all of their entrances gated. She explained that their department is not a "regulatory" department and do not go out and enforce the county regulations. Walter asked what the procedure would be for the HOA to proceed legally and she stated that we would need to obtain an attorney and make a petition before the Planning/Zoning Board to request an exemption to that regulation. She also stated that in all her years of working with the commission, she was not aware of there ever being an exception request. Walter then stated that to resolve this issue with members who continue to pressure the board to lock the Gopher gate at minimum and members who do not want any gates closed in the development, the board will send out a ballot for members to vote on the issue. Majority vote will prevail. Bob stated that he does not want to see the board put in the position of monitoring that the gate stays closed and that if the community votes to close the gates, and we have problems keeping the gate closed, measures need to be available to permanently secure the gate and the board would

hate to see that happen. Paige asked if the BOD would be sure there is some type of statement on what is sent out explaining that voting forms must be returned in order to be counted and the board assured her they would do that. Scott asked if he could have a list of members so he can contact them and Walter explained the policy on giving out personal information. Bob told him there are other ways to obtain information if he chooses. Scott also asked if he could prepare something to go in with the ballots and the board let him know that they have strived to stay impartial on the subject and so only the ballots will go out from the board. Anita mentioned that the board tried to lock the gate after the annual meeting and that didn't go well and if the board had a plan if that happens again. Both Walter and Bob stated that they hope that members will accept and abide by the results of the majority vote in whichever way it goes. Stu asked that proxy votes not be allowed with this vote since it is a majority vote and Walter told him that proxy votes would not be allowed. Only ballots returned by members in good standing to vote will be counted.

- d. Snow Plowing: Walter reminded everyone about the proper protocols for plowing their driveways; i.e. pushing the snow well off the roadways and that everyone has to deal with the berms left from plowing. Walter also let everyone know that at this point we are below the snow plowing budgeted amount for the year.
- e. Driveway Apron Notification: Walter let everyone know that the board would be reviewing compliance on driveway aprons in a couple of months and that notices for non-compliance would be going out. Wendy stated there are currently two properties out of compliance and two who are nearing their one year from completion of construction. Wendy also brought up that the board had previously discussed this and would allow an extension of time so that those who completed construction last year as well as those members who would be completing construction this year could all go in together to obtain a better price in having their driveway aprons done at the same time. Wendy also let the members know that both she and Bob A had spoken to numerous asphalt contractors at the Home & Garden show last year and had information to give to those needing to get their driveway aprons in if they needed it and suggested they get together and appoint one person to coordinate the project. Brett asked if the recycled asphalt was going to be allowed and Walter stated that it had previously been approved and so yes, that was an option.
- f. Open Burning Schedule: Walter reviewed with everyone what the open burning schedule for Flathead County is and reminded them that it is posted on the HOA website. There had been an issue with a new member burning last month, but he had spoken to them and was assured that the pile being burned was within the 4X4 parameters that are allowed.

NEW BUSINESS

Board Resignation: Walter announced that Tyler Belston had resigned his position on the board due to personal reasons. Kimberly Bullock volunteered her help. Walter stated that the board has decided not to fill the position and that Wendy has been doing the duties of secretary and stated that anyone interested in serving on the board to think about running for a position for the next term.

Bob made a motion to adjourn the meeting. Jerry seconded the motion. All BOD members approved.

Meeting adjourned 8:04 pm

Next BOD meeting will be held on March 17, 2022 at 5:30pm at Jerry's house.

Meadowbrooke HOA Open BOD Meeting

February Treasurer's Report

February 17, 2022

Operating Checking Account:

Beginning balance February 2022: \$12,218.31

February 2022 Paid:

Flathead Electric	52.00	(auto pay)
In a Pinch MT	330.00	(snow plowing for Jan 2022)
MT Secretary of State	20.00	(annual report for domestic corp)
Jackola Engineering	311.78	(Quaife ARC plan review)
Deposits:	285.00	(Ferraro ARC plan review deposit)

Ending balance: \$ 11,789.53

Road Maintenance Account:

Beginning Balance February 2022: \$33,455.00

NO ACTIVITY

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) = \$3,201.23