

MEADOWBROOKE HOA
BOARD OF DIRECTORS OPEN MEETING

May 19, 2022

Attendance: Board of Directors

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

Members:

Stu & Anita Hillis	Virg & Kathy Redman
Scott & Paige Bluhm	David & Leona Roberts
Brett & Kimberly Bullock	Jesse & Alison Stewart
Bob Blankenship	Keith & Meaghan Jacobson
Dick & Linda Abel	John & Val Ferraro

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

Approval of minutes for HOA BOD Meeting on March 17, 2022. Bob made a motion that the minutes from the March 17, 2022 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 March 2022 as the board already approved by email. Walter shared that there was not a board of directors meeting held during the month of April 2022 as two board members were out of town.

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

a. **Operating Checking Account**

Beginning balance as of April 2022: \$10,975.31
Bills paid April – Flathead Electric (autopay) - \$52.00
 In A Pinch MT - \$165.00 (snow plowing March 2022)
 May - Flathead Electric (autopay) - \$52.00
 Marion Fire Auxiliary - \$50.00 (rental fire hall 5/19/22 open BOD mtg)
Deposit - \$285.00 (Cosand ARC plan review deposit)
Ending balance Operating Checking Account: \$10,941.31

b. **Road Maintenance Account**

Beginning balance as of April 2022: \$47,755.00
March 2022 Deposits - \$7,700.00
April 2022 Deposits - \$2,750.00
May 2022 - NO ACTIVITY
Ending balance Road Maintenance Account: \$58,205.00

Wendy reported that the invoice she had been expecting from the bookkeeper arrived by mail that afternoon after she had completed the treasurer's report and made copies in preparation for the meeting. The total of that invoice was \$204.36 and is for the preparation and mailing of the annual dues invoices. Walter asked when the insurance liability was due and Wendy stated that invoice arrives in September. Wendy also reported that all lots had paid the 2022 annual HOA dues with

the exception of the lot that is already in arrears and has a lien in place and that she would be updating the lien in July. Stu asked what further actions the board is going to take to collect the money that is owed and Walter stated that the board has discussed different options with small claims being one possible action, but that the board hopes with construction going on that the lien will be paid and we can avoid going to small claims. Wendy also explained to the new members that were in attendance for the first time that the treasurer's report is done for each meeting and will reflect all monies that go in or out of the HOA accounts. Jerry made a motion to approve the Treasurer's report. Walter seconded the motion. All BOD members approved.

b. OPEN ISSUES

- a. New owners: Walter introduced new members Jesse & Alison Stewart, Keith & Meaghan Jacobson. He also introduced John & Val Ferraro for any members who have not met them yet. Walter announced that another new family, Kory & Kari Kelly have just had their first baby, a girl. Stu said that Corey and Megan Bowman are also expecting a baby.
- b. Construction/new resident updates: Walter stated that there are currently 5 homes under construction in Meadowbrooke. Bullocks said that they should be moving into their new home in about 2 weeks or so. Walter reported that both Cosand and Ferraro will be back and forth all summer for 2 week intervals working on their projects. Eagan's are on plumbing and electrical stage. Keith Jacobson reported he finally got Flathead Electric approval.
- c. Work day: Walter stated that the board is planning another community work day, tentatively scheduled for June 18th. The board is still determining projects to be completed that day, but are looking at trimming around the pond/meadow area, staining the rail fences around the pond at least, entrance cleanup and might be thinning more trees. Walter stated that the board will get more information out and Bob encouraged all to attend and that the board would be grilling hamburgers. Wendy let property owners whose lots include the wetland meadow areas know that the Marion Fire Dept will be out on Monday to burn the meadow area. Keith asked if the property owners could maintain the meadow area and the board explained that there are restrictions for the protected wetlands and recommend checking with the county to make sure what is allowed and Wendy also stated that some of the restrictions for wetland areas are in the HOA CC&Rs.
- d. Slash burning: Walter reminded everyone to be sure to review county burning restrictions and that we are now in the phase of needing a burn permit to burn slash piles and that the permit can be obtained online. Bob let everyone know that the permits are free, you just need to go online and fill out form. Reminded everyone that the burning schedule is on the HOA website.
- e. Annual board meeting and elections: Walter let everyone know that the annual HOA members meeting will be held on Thursday, August 4th at the Marion Community room. Board elections will be held at the meeting for the upcoming year. Walter stated that he had created a schedule in preparation for the annual meeting. A notice will go out to member about June 18th for those members interested in running for a board position, they will need to submit their interest and bios by June 30th. Ballots and an information packet will go out to members around July 11th for the annual meeting. Walter reminded members that there are 5 board positions and anyone interested in running for a position should state which position they are interested in when submitting their bios.
- f. Noxious weed spraying: Wendy stated that she had spoken to the noxious weed spraying contractor and that he is planning to be out to Meadowbrooke to spray the 1st or 2nd week of June, depending on weather. Wendy encouraged any member who is not able to spray their property themselves to contact Jon to see about him spraying their lot. She stated that it is definitely to the owner's advantage to have spraying done at the same time as the HOA and is a cost savings to the property owner. The board encouraged all property owners to be proactive in their noxious weeds. Wendy also stated that any new members who are not sure of what they need to be looking for can reference the weed book that was included in their welcome baskets or contact the board and they will come out and walk the property with them and help identify any noxious weed issues as well as what chemicals work best. Wendy reminded members that we want to pay particular attention to Canadian Thistle and houndstongue.
- g. Mowing of right-aways: Walter stated that approximately 2 weeks after the common areas of the HOA have been sprayed for noxious weeds he will be mowing the roadway easements.

- h. Communications: Wendy spoke about the recent emails that the board has been receiving from HOA members and the inappropriate tone and content of the communications that has been directed at the board. She stated that the board members do not have any problem with members questioning actions or asking for clarification on actions from the board, but that it can be done in a respectful manner. She shared that the board has received emails accusing them of lying, pushing personal agendas, putting out misleading information to further their own biases, etc. One member in particular sends emails that refers to the board as "HOA servants" and has told the board that they are too stupid to do their jobs and demanding they take actions as he directs. Wendy stated that the main reason she wanted to bring this up at an open meeting was so that all members can be aware of what has been going on and that the board are all volunteers who spend a lot of time on behalf of the community because they care about the community and not to be pushing any personal agendas. Anita spoke up that she is very sorry to hear the board has had to deal with that kind of behavior from members. Wendy stated that it just needs to stop and there is no valid reason for it to be happening. Bob added that we are all neighbors and should treat one another respectfully.
- i. Gate issues: Walter began with giving a history of issues with gates; for years a group of members have continually brought up wanting electric gates; the board has stated that there are not the funds to pursue electric gates; a member brought up that the gate at the Gopher entrance had been kept locked for years and for some reason started being left open and an option was to start locking that gate again to cut down on traffic; the board thought that enough interest had been expressed for this that they locked the gate at the entrance last September, but the lock was taken for a few days, the gate left open and obviously some members were unhappy with that action being taken; the board discussed at length how to handle the issue that would be equitable for all; a request was made by a member to hold a gate forum for members to attend and discuss concerns for both sides of the issue and Walter agreed as long as there was enough interest from members to attend who had not already been involved in the discussions to warrant renting the community hall; there were only a few responses from members and most of those responses were from members who had already been involved in the discussion, so the forum was not held; the board made the decision to put the gate open/close issue out to members and allow them to vote and that the majority vote would prevail. Walter also brought up the research he and Bob have done with county and fire agencies and stated that so far they have found that there is not a problem with locking the gate, but are currently waiting to hear back from a regional fire person and if they report that the gate should be left open, the board will abide by that. Bob explained all of the different people and agencies have been spoken to in due diligence. Bob stated that what the reasons for wanting the gate open or closed might be, doesn't matter as far as voting is concerned as all members have the right to their why's for their views and all feel strongly about it and have the right to cast their vote. Stu asked why the road and gate were even put in if they weren't meant to be used for members who live on that side of the development. Paige asked why it wasn't being considered to close the main gate instead of Gopher and Walter explained that because of the postal delivery that isn't possible. Scott brought up 2009 minutes that he had noted Eric Cunningham mentioning that there might be an agreement between Plum Creek and the county to keep the roads open. Bob explained that their research is to have a government official determine what is allowed and not to leave anything up to individual interpretation. Walter replied that they have found there is no such agreement. Dick asked if the vote was majority or 2/3 vote and Bob replied that it is majority. Bob explained that we are trying to be as transparent as possible and to do what is fair and realize that one side of this is going to leave some members unhappy, but the board is doing their best to serve the community. Bob went over the letter that was written by Scott Bluhm and left for members, bringing up multiple points that the board did not agree with how they were presented. Scott spoke on his research going through HOA meeting minutes and looking for any reference to gates. Wendy reiterated that the February 17th minutes reflected the conversation Walter had with the county commissioner and was simply reporting what he was told and at no time has any board member said that they would ignore any county regulations and that this board would never consider doing that. Wendy also clarified that the meeting minutes that Scott has referred to from 2009 was a conversation of members in attendance discussing gates and Eric Cunningham mentioning that there might be an agreement in place. She spoke to a member who was present at that meeting and was told that Eric had brought that up, but that no one followed up with the county or any agency after that meeting. Wendy said that board members from that period did not live in the area, except for one member who only lived here part-time. Not a lot of HOA business got done at the time because of that and pretty much all that was accomplished was that the roads got plowed. Scott brought up that the board sent

out a survey last year with the annual meeting packet and it is his understanding that only about 10 surveys were returned and so he doesn't see why this has continued to be an issue when it seems there is only a small handful of members who care about closing the gate. Scott also brought up the gate being closed last September, Bob said that perhaps the board had jumped the gun on going ahead and closing the gate after the annual meeting. Scott stated that he has checked Google maps and that according to that there would be an additional 2 to 5 minutes added to coming through the main entrance to his residence for an emergency and to him that makes a difference. Scott brought up that he has not seen a shred of evidence of crimes happening within the community to show the concerns brought up by pro gate members. Stu wanted to know how many times law-enforcement has been called into Meadowbrooke and Scott said he would like to see those statistics. Linda Abel stated that they were the ones who were robbed and having a gate would not have prevented those who committed the robbery from getting in as they walked in. Scott stated that those concerned about traffic coming through need to think about the fact that traffic will double because cars have to come back by their property to get out. Bob asked if everyone who wants to vote has turned in a ballot or if anyone needs a piece of paper to be able to vote. Scott added that he didn't write the letter intending to bash the board but to share his viewpoint. Keith wanted to know why we cannot have electric gates at both entrances since the HOA roads are private roads and since we have to carry liability insurance why can it not be that we can keep the public out since this is all private property. Wendy explained that the county regulation requires us to have at least one ingress/egress that remains open. Keith asked why that is if the property is private and Bob answered that we don't have an answer for that and all we can say is that it is a Montana thing. Alison Stewart asked about what if her son had an accident and needed medical help what would happen. Wendy explained that the fire department has been provided with the combination to the lock and also been given permission that if they feel it necessary they can break through the gate.

Results of Gopher entrance gate voting: YES – 15 NO – 11

Keith brought up that he used to have a road sealing company and feels what the HOA pays for road maintenance is too much and recommended buying the equipment and doing the crack sealing ourselves. Walter stated that he had shared with the board their conversation regarding this and it is definitely something the board wants to look into. Bob and Walter explained that the money is being saved in a capital fund, not really being held hostage, so that members do not have to come up with a large amount of money when the time comes. Jesse asked if signage was going to be put up at the main entrance to let people know traffic can't get through and Walter stated that the signs are already there. Jesse also commented that they came here for the sense of community and wonders if the majority represents all of the community. Bob explained that there are 46 lots and that the board went with a majority vote on this issue trying to be equitable. Wendy explained about endeavors to try and get a 2/3 vote of membership on CC&Rs in the past and what the board went through to get the amendments that passed last year. She explained that the board felt a majority vote on this would be enough as those that felt passionately about it would vote. The board included it in the newsletter and sent the ballot out and to remain impartial, they did not send out reminders or bug members about ballots. Wendy let everyone know that members would be provided with the combination; that if anyone has construction trucks coming for the day, they can open the gate and just be sure to close it back up when finished with trucks coming in.

NEW BUSINESS

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

Meeting adjourned 8:12 pm

Next BOD meeting will be held on June 16, 2022, time and place TBD.

Meadowbrooke HOA Open BOD Meeting

May Treasurer's Report

May 19, 2022

Operating Checking Account:

Beginning balance April 2022: \$10,975.31

April 2022 Paid:

Flathead Electric	52.00	(auto pay)
In A Pinch MT	165.00	(snow plowing for March 2022)

May 2022 Paid:

Flathead Electric	52.00	(auto pay)
Marion Fire Auxiliary	50.00	(rental fire hall 5/19/22 open BOD mtg)

Deposits: 285.00 (Cosand ARC plan review deposit)

Ending balance: \$ 10,941.31

Road Maintenance Account:

Beginning Balance April 2022: \$47,755.00

Deposits:	March 2022	\$7,700.00
	April 2022	\$2,750.00
	May 2022	0.00

Ending Balance \$ 58,205.00

2022-45 Lots paid @ \$550.00 per lot = \$24,750.00

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