

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING

June 27, 2022

Attendance: Board of Directors

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

Meeting called to order at 2:10pm by Walter Wilkinson

Approval of minutes for HOA Open BOD Meeting on May 16, 2022. Jerry made a motion that the minutes from the May 16, 2022 meeting be approved. Bob seconded the motion. All BOD members approved. Minutes were previously approved by all BOD members by email and have already been posted to the HOA website along with the applicable Treasurer's report for May 2022.

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

a. Operating Checking Account

Beginning balance as of June 2022: \$10,941.31

Bills paid – Flathead Electric (autopay) - \$69.00 (May billing)

Bookeeping AA - \$204.36 (prep annual dues invoices & postage)

Jackola Engineering - \$379.90 (Cosand ARC plan review)

Lawn Care Specialties - \$1,913.31 (noxious weed spraying HOA common areas)

Jerry Wiech - \$599.10 (stain for rail fencing & supplies for community work day)

Bob Alvarez - \$77.08 (BBQ supplies for community work day)

Walter Wilkinson - \$438.18 (mower rental HOA easements; diesel fuel; staining supp. work day)

Wendy Blankenship - \$117.49 (filing fees 2nd amendment CC&Rs; copy paper)

Deposit - \$100.00 (Duval for mowing)

Ending balance Operating Checking Account: \$7,242.89

b. Road Maintenance Account

Beginning balance as of June 2022: \$58,205.00

NO ACTIVITY

Ending balance Road Maintenance Account: \$58,205.00

Wendy reported that there would still be some additional reimbursements for more stain for the rail fencing as the work crews had run out; other than that everything for the community work day had been paid. Wendy also reported that she had gotten the Amended CC&Rs filed with the county and said that she wasn't sure yet how to get them posted to the HOA website on the correct page and would need to get with Diana Cameron and see if she could give some direction, but wondered if the board would like the document to be emailed to the members so everyone had access. All board members agreed that would be a good way to get it out to the membership. Bob made a motion to approve the Treasurer's report. Jerry seconded the motion. All BOD members approved.

2. OPEN ISSUES

- a. Construction/new resident updates: Walter reported that the properties currently under construction seem to be making progress. Lot 4 are about half way complete; Lot 20 has gotten quite a bit of foundation work done; Lot 30 and Lot 31 have both started construction. Walter asked if anyone was aware if the Bullocks had gotten moved in yet and Wendy stated that they had mentioned at the May open meeting that they thought they'd be moving in around June 18th, but hadn't heard if that happened.
- b. Preparation for elections and annual meeting: Walter stated that he will draft the letter to go out with the annual meeting packets to members. With the postponement of the board meeting for June we are a bit behind schedule in putting out an email for interest in serving on the board, but asked Wendy what date she felt would work with still getting the meeting packets out to members in a timely manner. Wendy stated that she would be able to get everything prepared with a deadline of July 8th for anyone interested in serving as a board member to submit their interest email along with their bios. The board discussed mailing versus emailing options and all agreed that the annual meeting packets could be emailed (with the exception of the member who does not have email) in order to save money. Walter asked that the packets be emailed by mid-July.
- c. Discussion of action on accounts receivable: Walter stated that with numerous members expressing concerns regarding the outstanding receivables amount for the Lot who has not paid annual dues in quite a few years, he would like to consider what additional collection action can be taken besides the renewal of the lien each year. Bob stated that he is aware that one of our members who has owned his own business has had to go through collection action for unpaid services and said that he would get in touch with that member on what the process is. The board also discussed the options of small claims collection as well taking out a judgement. Walter also stated that he would like to put a communication together to go out to members to let them know that the board is looking into further collection options since there has been concern expressed by members that the amount has been outstanding for so long.
- d. Non-compliance issues: The board discussed current non-compliance issues in the community. Wendy stated that one of the properties that was sent a letter regarding their driveway-apron will most likely be putting in their apron when Lot 4 does theirs at the end of construction. That Lot did respond to the letter sent that they would get their apron this summer. Wendy also stated that she would make sure the driveway apron is addressed when we receive the demand letter from the title company on the property that is currently in escrow. Wendy also mentioned that she had noticed a couple of properties that are building shed/shop type buildings who had not submitted their plans to the board. Bob suggested included something in the upcoming newsletter to remind members that outbuilding plans do need to be submitted for approval to the board and that there is not any fee associated with those type of plan submissions. All board members agreed this was a good plan to address that particular issue.
- e. Gopher gate discussion: The board discussed the ongoing saga of the Gopher gate. All agreed that money cannot continue to be spent to purchase locks that are removed or cut within hours of being put on. Walter said he had thought of putting heavy duty magnets to keep the gates closed and would be easy to open and close by those members who want to ingress/egress from that gate. Wendy thought this was a good idea, but Bob felt it was spending money and that we should address the issue of the majority vote not being honored. There was discussion about different options and Walter said he would like to put together an email to go out to members that reviewed where the community is at now with the ongoing issue. Walter and Wendy both shared that they have been approached by numerous members who were part of the majority vote and are very upset that the process isn't being honored and feel their voices don't count.
- f. Newsletter: Walter asked that Bob put together a newsletter to go out to members within the next month or so. Bob said he would and that he would get with Walter by phone to check on items to be included in the newsletter.

3. NEW BUSINESS

Wendy made a motion to adjourn the meeting. Jerry seconded the motion. All BOD members approved. Meeting was adjourned at 4:21p.m.

The next BOD meeting will be July 21, 2022, place and time TBD.

Meadowbrooke HOA Open BOD Meeting

June Treasurer's Report

June 27, 2022

Operating Checking Account:

Beginning balance June 2022: \$10,941.31

June 2022 Paid:

Flathead Electric	69.00	(auto pay)
Bookkeeping AA	204.36	(prep annual dues invoices, postage)
Jackola Engineering	379.90	(Cosand ARC plan review)
Lawn Care Specialties	1,913.31	(noxious weed spraying of HOA common areas)
Jerry Wiech	599.10	(stain for rail fences & supplies for HOA work day)
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Deposits:	100.00	(Duval for mowing)
Ending balance: \$	7,242.89	

Road Maintenance Account:

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NO ACTIVITY

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