

MEADOWBROOKE HOA
ANNUAL MEMBERS MEETING

August 4, 2022

Attendance: Board of Directors

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

Members:

Don & Amanda Staggs	Virg Redman
Scott Bluhm	Brett & Kimberly Bullock
Laura Cox	Keith & Meaghan Jacobson
John & Val Ferraro	Wendy Alvarez

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

Walter welcomed members to annual meeting with a noted welcome to Keith and Meaghan Jacobson who are new members. Walter announced that Wendy was unable to complete minutes for July board meeting due to family emergency, so board will be about another week until those are posted.

a. **FINANCIAL REPORT** – Walter Wilkinson reported the following:

a. **Operating Checking Account**

Beginning balance as of August 2022: \$6,498.36

Bills paid August – Flathead Electric (autopay) – *(bill not yet received)*

NO ACTIVITY

Deposit

Ending balance Operating Checking Account: \$6,498.36

b. **Road Maintenance Account**

Beginning balance as of August: \$58,205.00

NO ACTIVITY

Ending balance Road Maintenance Account: \$58,205.00

Walter reported so far this month there have not been any expenses for August. Based on expenses for last winter for snow plowing, if we have the same winter this coming season, we may be able to eke out expenses with balance in operating account. Biggest expense was purchase of stain for rail fencing that was accomplished on community work day with free labor. Walter thanked Jerry for purchasing most of the stain with his veteran's discount to help HOA save money. Walter noted that board has included July 2022 expenses/treasurer's report for members since there have not been any expenses as of annual meeting and July's board meeting minutes had not yet been posted. Bob made a motion that the July 2022 Treasurer's report be approved. Jerry seconded the motion. All board members approved.

b. OPEN ISSUES

- a. Fire safety presentation: Chief Katie Mast gave a presentation on keeping properties fire safe. Gave information on current Elmo fire that is burning. Marion Fire Department did send crews for the 1st couple of days of the fire. Structures were lost in the Elmo fire, which Chief Mast used as an example of importance of keeping properties as fire safe as possible. Chief Mast encouraged residents to have visible address signs on all properties. Important points: free zones (3 zones; 1st zone - 5 ft. from structure - have nothing except gravel or short green grass, nothing that could hold an ember, should not have firewood within 30 ft. of home during summer, watch for cracks in windows and doors that would let in air supply, if you evacuate make sure windows, doors, vents are closed, keep gutters and under porches clear of debris; 2nd zone – 30ft from structure – green grass, keep pine needles clear, no trees preferable but keep limbed up if you have them; 3rd zone – 100 ft. from structure – keep trees limbed up and thinned that are closer to structures, try to keep as green as possible and not let get dried out. Bob noted that there is no burning until October. Chief Mast said that she does not foresee restrictions put in place in our district if conditions remain as they are. Keith asked if fire services are needed is 911 best number to call and Chief Mast reiterated that definitely use 911 for any emergency services in Marion area. Chief Mast noted that she is aware the HOA has done quite a bit of mitigation work in the common areas. Also brought up that she and Lincoln Chute have been putting together a program for neighborhoods to pre-plan if there was a fire in the area and she thinks Meadowbrooke would be an ideal community to utilize it. Walter asked who to contact and Chief Mast said HOA could contact her and the program will be available in the fall. It is best to have the entire community participate in the program, although they can do partial participation. Bob asked Chief Mast to review with new members that Marion Fire is mostly staffed by a volunteer force. Bob thanked Chief Mast for her presentation and for all the department does for the Marion community.
- b. Trespassers and road activity: Walter stated that there has been a rash of unwelcome trespassers recently on HOA properties. John Ferraro had people walk up on his property, he asked them to leave and found them a short time later on another lot and escorted them out of the community. Walter stated that there has also been thefts on properties such as the side-by-side stolen from Lot 45; cars broken into on Gopher; he was recently staining his rail fence and noted about 40 cars passing by with only about 10 of those being HOA members. Walter reminded members to be aware of activity in the community.
- c. Update on Gopher gate: Walter mentioned update email that was sent out to members recently. Noted that there apparently seems to be member/members who think they can ignore the majority vote of the community and do whatever they want in regards to the Gopher gate. Walter stated that with new board members coming on to serve, the board will continue to look into what options are available to address the situation. He mentioned that the board has an idea of who is behind the disregard of the majority of the community.
- d. Outstanding receivables: Walter stated that the board has been looking into collection actions in regards to the outstanding receivables and will be addressing options with the new board. The members have not paid in 6 to 7 years, but interest and penalties are being added to balance owed. Walter stated that the lien has been updated on the property; however, with the owners continuing to disregard their annual dues and the fact the amount outstanding continues to increase, the board will look into what other options they have for collections.
- e. Bear activity in community: Walter stated, as mentioned in the recent HOA newsletter, there are bears roaming the community. A sow and 2 cubs, as well as a yearling have been spotted by numerous members. They seem to be hanging around and not causing any trouble and Walter just wanted to mention their presence so that members can be aware.
- f. Community work day: Walter thanked the members who participated in the recent community work day. The board will also be having a work day in the fall, although a date has not yet been set for the work day, the board will notify the members when it is scheduled. There are more projects the board would like to complete.
- g. Fundraising: Bob noted that Scott Bluhm had brought up doing fundraisers and the board liked the idea. The board is looking at 2 possible fundraisers: Marion community rummage sale – if members are interested in participating and have household things they would like to contribute, that is a possibility. Walter also mentioned that any members who would like their rail fences stained, we will put together a volunteer work crew that would do the staining and members would need to purchase supplies and pay a nominal fee. Walter also mentioned a

possibility of members utilizing mowing services when the HOA roadways are being done next spring. Walter would volunteer his time and would do the mowing for a nominal fee.

- h. Driveway aprons: Walter stated that driveway apron letters have been sent out to property owners who need to have their driveway aprons installed. A general rule of thumb is 6 months after completion of residence construction, the driveway aprons need to be installed. The board does understand that sometimes there are circumstances out of the property owner's control that the 6 month timeline is not manageable, but that members do need to make sure the driveway aprons are installed. Walter stated that the board would most likely be sending letters out during the winter to non-compliant properties.
- i. Amended CC&Rs: Walter stated that the Amended CC&Rs that were voted on in 2021 have been filed with the Flathead County Clerk and Recorder. This process makes them "legal" and just wanted members to be aware that this step had been completed even though as far as the HOA is concerned they were effective in May 2021 when voting results were announced to the HOA membership.
- j. Submittal of plans for shops, sheds, outbuildings: Walter reminded property owners that plans for outbuildings are required to be submitted. There is not a charge for review and the plans are submitted to the board for approval. Walter stated that it is more of ensuring that the plans are not outlandish and are conducive to the community and that the board will not be strict or picky on plans. The Staggs asked about roof pitch on shops and if a 6/12 pitch is required and that they had to change the pitch on their shop to a 6/12 when they submitted their shop plans. Walter replied that the 6/12 roof pitch is for residences.
- k. Snow plowing: Walter stated that although it is early in the season, the board wants to start the process of snow plowing bids as the board had difficulty last year obtaining bids. Keith asked what the process for snow plowing was and Walter replied that it is based on snow fall. Keith asked what last year's bid was and Walter stated that if he remembers correctly it was \$185.00 per plow. Bob reminded members that the snow plowing contractor is only responsible for plowing the HOA roadways and the parking area in front of the pond. The contractor does not plow the berm on property driveways; the property owner is responsible for knocking down their berm. Walter also reminded members that when plowing their driveways, they need to make sure they push the snow far off the roadways to avoid narrowing the roadways with snow build-up.
- l. Noxious weeds: Walter stated that the noxious weed contractor sprayed HOA common areas as well as 6 or 7 private properties. Walter recently spoke to a property owner who is having an issue with noxious weeds who will be having the contractor come back out to spray their lot. A member asked about how much the cost is to have the contract sprayer come out. Walter replied that it depends on how much he has to spray, but has seen anywhere from \$100 to \$200.

Walter thanked Jerry for his time serving on the HOA board.

OPEN FORUM

John asked where the speed limit within the HOA community came from. Walter replied that it is an odd number to make it more memorable and noted that the board is looking to lower that speed limit with all the walkers and children on the roadways.

Bob asked if there was anything the members would like to see the board do differently. Bob stated that if the members have any feedback for the board they welcome input.

Amanda asked about wording in the Amended CC&Rs and felt that a lot of the wording could be consolidated. Walter explained that only the sections that were passed in the voting process were changed and the wording used is the same as it was put forth for a vote. Walter also noted that any reference to Block 1 or Plum Creek was removed as that also passed the voting. Walter mentioned that when the Amended CC&Rs were being filed with the county, Wendy found out there had been another amendment that the board was unaware of and that is why there was a correction made on the filed Amendment to read "Second Amendment".

Walter and Kim Bullock tallied ballots for new board. Results of voting:

Walter Wilkinson 24

Bob Alvarez 25

Anita Hillis 24

Wendy Blankenship 24

Scott Bluhm 4

John Ferraro 21

Walter adjourned meeting 7:40 pm

Meadowbrooke HOA Annual Members Meeting

August Treasurer's Report

August 4, 2022

Operating Checking Account:

Beginning balance August 2022: \$6,498.36

August 2022 Paid:

Flathead Electric 0.00 (auto pay) *Bill not yet received*

NO ACTIVITY

Deposits:

Ending balance: \$ 6,498.36

Road Maintenance Account:

Beginning Balance August 2022: \$58,205.00

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) = \$3,461.00