

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING

July 21, 2022

Attendance: Board of Directors

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

Meeting called to order at 1:07pm by Walter Wilkinson

Approval of minutes for HOA BOD Meeting on June 27, 2022. Jerry made a motion that the minutes from the June 27, 2022 meeting be approved. Wendy 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 June 2022.

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

a. Operating Checking Account

Beginning balance as of July 2022: \$7,242.89

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

USPS - \$74.00 (post office box renewal for 12 months)

Jerry Wiech - \$179.98 (stain for rail fencing)

Wendy Blankenship - \$516.15 (filing fees/copies/postage lien; GoDaddy renewal; stain rail fencing)

Deposit - \$94.60 (Cosand ARC balance on plan review)

Ending balance Operating Checking Account: \$6,498.36

b. Road Maintenance Account

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

NO ACTIVITY

Ending balance Road Maintenance Account: \$58,205.00

Wendy reported that all expenses for the community work day have now been paid. GoDaddy renewed; website for 1 year and domain name for 2 years. Wendy also made note that the post office box rental had gone up this year. Bob made a motion to approve the Treasurer's report. Walter seconded the motion. All BOD members approved.

2. OPEN ISSUES

- a. Fire retention pond: Bob reported that he and Wendy A had purchased 30 goldfish that they added to the community pond and they seemed to be doing well. He also noted that there were lots of baby turtles this year and that crawdads from McGregor Lake had also been transplanted to the pond. Hoping that these additions of aquatic life help towards a strong biodiversity of pond life.
- b. Construction/sales/new resident updates: Walter asked for any updates on construction in the community. Wendy reported that Lot 4 construction is progressing well and that the owners will be here permanently sometime after the 1st of August; Lot 45 is projected to close escrow August 1st; Lot 26 is projected to close escrow August 30th; Lot 2 is moving along on construction and expect to be dried in by the time they leave for the summer; Lot 20 is also moving along on their foundation work. Walter reported that he noticed that Lot 27 had

dug their trench for electrical. Walter also reported that Lot 30 should be here off and on through the summer beginning their construction.

- c. Preparation for elections and annual meeting: Walter noted that he did not think it was necessary to have a noxious weed presentation this year and asked if new members had received noxious weed information. Wendy responded that new members were given the picture booklet identifying noxious weeds that we received from the county with their welcome baskets. Walter stated that he would like to go ahead and have a representative from the fire department give a presentation and asked Wendy to set that up. Walter stated that the other items he has for the agenda will be to go over projects completed this last year; gate issues and the elections. Bob asked that the HOA budget that was prepared at the beginning of 2022 be included with the financial reports and Wendy stated that she would make sure it was included.
- d. Gate issues discussion: Walter stated that he thought it would be best to table this topic until the new board members are in place. All board members agreed to table the discussion for now.
- e. Discussion of action on accounts receivable: Wendy stated that she had recorded the updated lien that is in place on Lot 31 with the current amount due, bringing the finance charges current to July 2022. Walter stated that we still need to research what options we have for additional collection action. Walter asked when the dues were paid last on the lot and Wendy stated that she would check with the bookkeeper and find out, but she knows the dues were paid for 2015 when she was previously on the board. Bob recommended that this discussion also be tabled until the new board members are in place. All board members agreed.
- f. Non-compliance issues: Walter asked if the driveway non-compliance issue had been included in the paperwork to the title company for Lot 45 and Wendy stated that she did note on the form that the property was out of compliance, included a copy of the non-compliance letter sent to the property owner and included a copy of the noted section of the CC&Rs. Bob recommended that the other non-compliance issues be tabled for the new board. All board members agreed.
- g. Newsletter: Walter reminded Bob that a newsletter needs to go out to members soon. The board members reviewed what items need to be included; i.e. annual meeting reminder, no fires during this period with the inclusion of the burn schedule, that bears have been seen in the community again this summer, the results of the work day and a thank you to those members that participated, fundraising opportunities, and remind members to watch their speed with lots of people and animals out walking on the roadways. Bob stated that he would get the newsletter put together within the next week for the boards review.
- h. Fundraising: The board discussed some fundraising opportunities with some suggestions being a work crew to hire out to stain members' rail fences and participating in the community rummage sale that will be held the end of August. The board agreed this had been a great suggestion from the Bluhms and that discussion would continue with the new board.

3. NEW BUSINESS

Wendy made a motion to adjourn the meeting. Jerry seconded the motion. All BOD members approved. Meeting was adjourned at 3:17p.m.

The next BOD meeting will be the Annual HOA Members meeting on August 4, 2022, 6:30pm at Marion Community Hall.

Meadowbrooke HOA Open BOD Meeting

July Treasurer's Report

July 21, 2022

Operating Checking Account:

Beginning balance July 2022: \$7,242.89

July 2022 Paid:

Flathead Electric	69.00	(auto pay)
Jerry Wiech	179.98	(stain for rail fences)
USPS	74.00	(post office box renewal 12 months)
Wendy Blankenship	516.15	(filing fees/copies/postage lien; GoDaddy renewals; stain for rail fencing)
Deposits:	94.60	(Cosand ARC balance on plan review)
Ending balance: \$	6,498.36	

Road Maintenance Account:

Beginning Balance July 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