

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING

September 6, 2022

Attendance: Board of Directors

Walter Wilkinson, President

Bob Alvarez, Vice President

Wendy Blankenship, Treasurer

Anita Hillis, Secretary

John Ferraro, Representative

Meeting called to order at 4:30pm by Walter Wilkinson

Approval of minutes for HOA BOD Meeting July 21st Bob made the motion to approve. Walter seconded the motion. Approval of minutes for the HOA Annual Meeting on August 4, 2022. Wendy made a motion that the minutes from the August 4, 2022 meeting be approved. Walter seconded the motion. Members who were on the board during the August meeting 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 August 2022.

1. FINANCIAL REPORT
2. OPEN ISSUES

a. Construction/sales/new residents update: Lots 4, 14, 20, 27, 30 and 31 continue to be under construction and are making good progress. Walter will follow up with lot 14 about approved construction plans. Welcome to lot 45 and 26 who have recently moved into the community. Welcome baskets were discussed.

b. Non-Compliance Issues: We continue to have several driveway aprons that are not compliant with CC&Rs. Due to the difficulty of scheduling paving companies at this time of year this issue has been tabled until spring.

c. Mailbox Issues: It has been recently discovered that the HOA, not the USPS, owns and is responsible for the upkeep of the community mailboxes. The USPS continues to hold keys for all mailboxes and to assign addresses to boxes; however the HOA will fix the large package boxes. Several of the large boxes have broken locks. Bob will follow up on new locks and keys for these boxes.

d. The HOA continues to pay for a PO box for official HOA correspondence. The price of this box continues to increase. There was discussion about converting one of the unused boxes at the Pleasant Valley entrance to a HOA box. Difficulties include the

necessity of a physical address assigned to the HOA and other regular change of address procedures. This idea has been abandoned for now.

e. Snow Plowing: A contract is open for bids. Anyone in the community is encouraged to submit a bid. The contractor from last year will also be notified of the opportunity.

f. Community work day: There are very few open issues so the community will not be invited to a fall work day. The BOD is looking at examining the top of the overhead arch at the Pleasant Valley entrance for the possibility of needing crack repair. There is some hardware missing from the Gazebo fasteners. John will make these repairs. The BOD will take care of weed spraying in the common areas, entrances and ditches. A community work day will be offered again in the spring.

g. Speed limit signs: In an effort to make Meadowbrooke a safe community the BOD is looking into "Slow, Children at Play" signs and 25 mph residential speed limit signs. Walter will order signs.

h. Gate Issue Discussion: The HOA BOD encourages members to respect the wishes of the majority of the community by continuing to lock the Gopher Lane entrance. There is no further action scheduled at this time.

i. Collection of Past Due Assessments: The BOD has decided to invite the owners of lot 31 to discuss the issue at the November 17th board meeting.

j. It was mentioned by Walter that a local subdivision was having their road seal coated for the second time after only 2 years. This is further evidence that seal coating is not a lasting solution.

3. NEW BUSINESS

a. Explore fund raising for HOA projects: Bob will head a committee to brainstorm and implement fundraising.

b. Community involvement: Anita will reach out to community members with known fundraising experience.

c. Active Fire Updates: Anita will send a community email detailing where to find current information on local fire concerns.

Meeting was adjourned at 6:40

Operating Checking Account:

Beginning balance September 2022: \$6,498.36

September 2022 Paid:

Flathead Electric 70.00 (auto pay)

Bookkeeping AA 100.00 (bank statements, prep financial reports for annual mtg)

Kimberly Bullock 75.40 (refund credit balance ARC deposit; replace stale dated/lost ck)

Credit 75.40 (ck#422 issued to K Bullock 6/15/21 was lost/now stale dated)

Deposits:

Ending balance: \$ 6,328.36

Road Maintenance Account:

Beginning Balance September 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