

MEADOWBROOKE HOA
BOARD OF DIRECTORS OPEN MEETING

October 20, 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 6:30pm by Walter Wilkinson

Approval of minutes for HOA BOD Meeting Sept. 6th; Walter made a motion to approve; Wendy seconded the motion. All BOD approved.

New members Jeff Ely and Phil and Wendi Tolley were introduced and welcomed.

FINANCIAL REPORT was reviewed by Wendy. John made a motion to approve; Walter seconded the motion. All BOD approved. (Please find a copy at the end of these minutes.)

CONSTRUCTION UPDATES were discussed. All projects are moving forward in a timely manner.

SLASH BURNING RESTRICTIONS - The month of October is an open burn month depending on air quality. For any fires greater than 4' by 4' contact the DNRC for possible inversion restrictions. These restrictions can change daily.

SNOW PLOWING – Only one bid came in for snow removal. This bid was by the same company as last year; In a Pinch Montana for \$215/event. The price has increased slightly as expected due to the price of fuel. Snow plow bid for this season is granted to In a Pinch Montana. New member Jeff volunteered to be available for any emergency situations that may arise and will consider a bid for next year. As always, members are responsible for clearing the berm in front of their own driveway. If the plow operator took the time to clear driveways the price would increase greatly. When plowing out your driveway be sure to push the snow well into the ditches. As snow tends to accumulate make sure you leave plenty of room for future snowfalls.

POST BOXES - Bob will take care of rekeying the parcel boxes so they can again be used.

FUNDRAISING IDEAS – Tabled.

ACCOUNTS RECEIVABLE – The BOD will seek a face to face discussion with members who are in arrears in an effort to clear up the situation.

SPEED LIMITS – 25 mph signs have been purchased as well as **CHILDREN AT PLAY** signs. These will be posted as soon as is convenient.

COMMUNITY MAINTENANCE – John tightened some bolts on the pavilion at the pond and sought professional advice concerning the overhead logs at the Pleasant Valley entrance. The logs appear to be in great shape. Some preventative maintenance may be necessary next year. After all the staining, weeding and tree pruning this summer the community is looking good. The only exception is the washout at the Gopher Lane entrance. We may need to dump in a load of filler next summer.

DIRT BIKES AND ATV'S ON ROADWAYS – A member asked about the legality of riding these machines within the subdivision. There is no law against such activity. It is legal for dirt bikes, ATVs and other recreational vehicles to drive on Montana roads and within the Meadowbrooke subdivision.

A motion was made by Wendy to adjourn; Walter seconded the motion. **MEETING WAS ADJOURNED** at 7:15pm.

Meadowbrooke HOA Board Meeting

October Treasurer's Report

October 20, 2022

Operating Checking Account:

Beginning balance October 2022: \$6,328.36

October 2022 Paid:

Flathead Electric	77.00	(auto pay) September billing
Flathead Electric	69.00	(auto pay) October billing
State Farm Insurance	1,441.00	(annual liability insurance)

Deposits:

Ending balance: \$ 4,741.36

Road Maintenance Account:

Beginning Balance October 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

10/17/2022



Snow Plow Bid

For 2022-2023 Winter Season

Bid For:
MeadowBrooke Subdivision
C/O Wendy Blankenship
Marion MT
Montana

In a Pinch Montana
Chad Pluid - Owner
305 Wildebeest Lane
Marion, MT 59925
406-261-8791
Chad.Pluid1109@gmail.com

Plowing Main Subdivision Roads

<u>1" - 12" Accumulation</u>	<u>\$215 per event</u>
<u>12" + Accumulation</u>	<u>\$265 per event</u>

T300 Snowblower Bobcat (as needed)

\$175 per hour

Thank you for your consideration!