

MEADOWBROOKE HOA  
BOARD OF DIRECTORS MEETING

March 15, 2023

**Attendance: Board of Directors**  
phone)

Walter Wilkinson, President (by

John Ferraro, Representative (by Phone)  
(by Phone)

Wendy Blankenship, Treasurer

Bob Alvarez, Vice President (by Phone)

Anita Hillis, Secretary (by Phone)

**Meeting called to order** at 6:30 pm by Walter Wilkinson

**Approval of minutes** for HOA BOD Meeting January 26th; - Wendy made the motion to approve. Bob seconded the motion.

**Approval of Treasurers Report** –Anita made the motion to approve. Bob seconded the motion.

17 assessments have been paid currently. An email will be sent as a reminder that the due date is April 1<sup>st</sup>.

The bulk of the assessments will be held in the road maintenance fund with a transfer into the operating fund as suggested in the annual budget projection.

**CONSTRUCTION/SALES/NEW RESIDENT REPORT**-we currently have 6 homes and one driveway gate under construction in the subdivision. .

**DISCUSSION ON SNOW PLOWING**-Our current contractor has been asked several times to plow slush in the late afternoon. As of yet we have not been able to get on his schedule. At this point we have decided that the roads are bare enough that no plowing is necessary.

**QUARTERLY NEWS LETTER**- Our 2<sup>nd</sup> quarter news letter is in process. It will include burn dates schedule and road fund information.

**NON COMPLIANCE LETTERS**-Members will be reminded of driveway apron restrictions and encouraged to schedule as a group to save on costs. We currently

have 6 members who need to act on the installation of a concrete or paved driveway apron.

**ELECTRIC FENCE INCENTIVE PROGRAM**-Defenders of Wildlife have an electric fences incentive where members can be reimbursed 50%, up to \$500, for fencing material to protect livestock and gardens against wildlife predation. More information will be included in the quarterly news letter.

**MEETING WAS ADJOURNED** at 7:10-1st by Wendy, 2<sup>nd</sup> by Anita

Meadowbrooke HOA Board Meeting

January Treasurer's Report

March 16, 2023

**Operating Checking Account:**

**Beginning balance February 2023: \$3,156.14**

**February 2023 Paid:**

Flathead Electric 52.00 (auto pay) February billing

In a Pinch MT 430.00 (January 2023 snow plowing)

Harland Clarke 32.67 (check stock)

**March 2023 Paid:**

Flathead Electric 52.00 (auto pay) March billing

In a Pinch MT 430.00 (February 2023 snow plowing)

**Deposits:**

**Ending balance: \$2,159.47**

**Road Maintenance Account:**

**Beginning Balance February 2023: \$58,205.00**

**NO ACTIVITY FOR February 2023**

**March 2023:**

**Deposits: \$9,350.00**

**Ending Balance \$67,555.00**

**2023-17 Lots paid @ \$550.00 per lot = \$9,350.00**

**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**

**Outstanding Receivables (Lot 31 unpaid for multiple assessments; includes late fees and finance charges) = \$4,391.18**