

MEADOWBROOKE HOA
ANNUAL MEETING AGENDA

AUGUST 3, 2023

Attendance: Board of Directors

Walter Wilkinson, President (by phone)

Bob Alvarez, Vice President

Wendy Blankenship, Treasurer

Anita Hillis, Secretary

John Ferraro, Representative

Meeting called to order at 6:33pm by Bob Alvarez

WELCOME AND NEW MEMBER RECOGNITION

In attendance were; Phillip and Wendi Tolley (new member), Brett and Kimberly Bullock, Helen Quartuccio (new member), Stu Hillis, Scott and Paige Bluhm, Dick Able, Keith and Meagan Jacobson, Valerie Ferraro, Gerald Wiech and Wendy Alvarez

APPROVAL OF MINUTES FROM JULY 20, 2023 MONTHLY BOARD MEETING

Approval tabled.

APPROVAL OF MONTHLY FINANCIAL REPORT: Treasurer WENDY BLANKENSHIP

Approved 1st John, 2nd Walter

ANNUAL FINANCIAL REPORT

See below for the full annual report.

ACCOUNTS RECEIVABLE/DELINQUENCY UPDATE

The association has two delinquent accounts. One account is accruing fees and collection expenses. Wendy explained that a lien has been filed on the long standing delinquency and is renewed annually.

COYOTE ACTIVITY

Members are again reminded of the active coyote presence in the division and are asked to take appropriate safety measures,

COMMUNITY WORK DAY-THANKS TO ALL THAT PARTICIPATED

This year's goals were landscaping and cleanup of the pond and entrance areas. Sixteen members (Laura Cox, John Ferraro, Jerry and Margaret Scucci, Shea Hicks, Keith and Landon Jacobson, Byron Barr, Jim and Helen Quartuccio, Bob and Wendy Alvarez, Bob and Wendy Blankenship, Brian Eagon and Jerry Wiech) were in attendance. The community is looking great. A community BBQ followed at the pond.

DITCH AND COMMON AREA MOWING

A big thank you to Jeff Ely for mowing in the subdivision. He did a spectacular job and things look great.

UPDATE ON ROAD MAINTENANCE

Historically the subdivision has had a crack seal every two years. The price has gone up drastically. Approximately \$20,000 has been spent in the last 4 years. The BOD is discussing purchase of a small crack sealer so we can do our own maintenance. Nothing has been decided.

DRIVEWAY APRONS UPDATE

Paving companies will no longer make the trip from Kalispell for one driveway. If you are interested in doing your apron contact Brian Eagan 212-5053. Brian has worked to investigate group pricing.

SUBMITTAL OF PLANS FOR SHOPS, GATES, OTHER OUTBUILDINGS. (NO FEE)

If you are planning on any new construction please submit plans (basic stuff-size, material, color, property line setbacks) so the BOD can approve. It will head off any possible future issues.

SNOW PLOWING: (WILL BE PUT OUT FOR BIDS)

We are accepting bids for the 23-24 snow plow season. Members are encouraged to bid.

UPDATE ON NOXIOUS WEED CONTROL

Please do your part to keep our neighborhood free of noxious weeds. Discussion on what can be used in the Federally Protected Wetlands area of the subdivision. County weed experts are available to advise when necessary.

Availability of Commercial Spraying Service-If you would like to contact our contracted commercial company let the BOD know and we can pass on that information.

OPEN FORUM

Shout out to Walter and Wendy for their years of service on the board.

The BOD is considering keeping the aerator in the pond running all winter to help diversify our pond ecosystem.

ELECTION OF BOARD FOR 2023-24

New Board members were elected. The 23-24 Meadowbrooke BOD consists of;

President-Bob Alvarez

Vice President-Keith Jacobson

Secretary-Anita Hillis

Treasurer-Kimberly Bullock

Representative at Large-John Ferraro

ADJOURN

Meeting was adjourned at 7:12 1st Bob, 2nd John