

**MEADOWWOOD ESTATES III HOA**  
**September 24, 2012**

The meeting was called to order at 2:10 P.M. Members present: Bob Skattum, Bill Maier, Marty Trzeciak and Paulette Carter. WEB was represented by Bill Butler and Don Wilhelm.

Bob reported that the concrete work, street sealing and web development have been completed. The maintenance of empty lots and hillsides continue to be a problem. The homeowner e-mail directory for Board use is operational with e-mail addresses for the majority of homeowners. Homeowner without an e-mail address will be contacted to obtain one.

Bill moved that a resolution be passed to change the annual meeting date this year to Tuesday October 23, 2012 at Liberty Lake City Hall. It was seconded by Marty. The motion was passed.

WEB Management has resolved their software issues concerning the reporting of financials to the board. The board requested specific categories for lawn mowing services to differentiate between common areas and the townhouses. The board also requested that WEB create Rules and Regulations Enforcement Procedures and Fines as related to a system of warnings and fines for non-compliance with CC&R'S. WEB reported that the previous management company failed to notify Avista and Century Link of the management change. They have done so and the bills are up to date. WEB will seek bids for landscaping and snow plowing from the current companies and others when the current contracts expire. The snowplowing contract is to include deicer, all roads, common area sidewalks and the sidewalk along Mission. Homeowners are responsible for removing snow from sidewalks in front of their homes.

The board recommended that the CC&R'S be amended to clarify the following:

1. 3.5.2 Exterior Maintenance; Owner's Obligation—add language consistent with City of Liberty Lake Ordinance #85 regarding landscape maintenance.
2. 3.5.8 Animals—add and or amend language consistent with City of Liberty Lake Ordinance #111 regarding animals.

The board voted to recommend that HOA dues be increased to \$500 per year. This will be voted on by homeowners at the annual meeting.

The meeting was adjourned at 4:45 P.M.

Respectfully Submitted,

Paulette Carter  
Secretary/Treasurer