



Estates @ Meadowwood III
Board Meeting
January 29, 2021 at 4:00pm
Via ZOOM

Meeting Minutes

1. Attendees:
 - a. Board Members – David Wyatt, Claudia Lopez, and Yvonne Tanak
 - b. WEB Properties – Ron White
2. Update on 2020 YTD Financials
 - a. Income - \$83,286.76 (below budget by \$1,028.24)
 - b. Expenses - \$52,791.41 (below budget by \$12,658.59)
3. Bank Balances EOY:
 - a. Operating - \$15,245.84
 - b. Reserves - \$80,109.46
 - c. Savings - \$30,595.50
4. Board nominations. Received bios from:
 - a. Doug Heyamoto
 - b. Dale Mohlenhoff
 - i. Ron will send ballots Monday AM to all homeowners with ballots due by 5:00PM, Monday, February 8.
 - ii. Ron will email both nominees back about process. Once approved, schedule a follow-up meeting with outgoing and incoming.
5. Landscaping improvements:
 - a. Revisit scope, to include tree edging, tree/bush pruning/replacement.
 - i. Make priority at first meeting of new Board.
 - ii. Send revised scope out for bids.
 - iii. Consider paying from Savings.

- b. At the request of the owner at 1415 N King James Ln, the tree in the adjacent common area that is leaning toward the home will be inspected by the Board to determine whether it's precarious and needs to be removed.
- 6. Fence repair - to ensure this is handled in a timely manner.
 - a. Did receive bid from NW Fence for ~\$2,600 but need to call and clarify some questions regarding new materials and scope of replacement.
 - b. Also want to reach out to contractor David suggested for another quote (Cascade Fence).
- 7. Entry lighting repairs
 - a. Tom replaced a few but they shorted out. Will research more early next week. Ground frozen, so hard to determine 4x4 installation.
- 8. Review snowplow expenditures vs. budgeted amount.
 - a. 2020 – Budget \$24K, Expense \$10,196
 - b. 2021 – Jan budget \$5,150, Expense \$3,093
- 9. Review plan to have snowplow contractor repair sod damage. Sod not available this time of year, so Ron has a Mar 1 calendar event to check with C&C.
- 10. Concern from a homeowner on the timing of the budget meeting right before Xmas.
 - a. Board will work to have Annual Meeting held in October of this year and the Budget Ratification in November.
- 11. Reserve Study:
 - a. Only item listed in 2021 is to have the catch basins cleaned (from NDB roadside swale down and under to the TH) for \$4,500.
 - i. Ron to research contractor.
- 12. Additional Maintenance:
 - a. Treating and painting rusted footing bolts on mailboxes.
 - b. Mailbox painting
 - i. Ron will have Tom (WEB maintenance) research process and have this done in the Spring.
- 13. Re home renters, should the HOA charge a fee for changing gate codes, assuming it will happen often?
 - a. The question arose whether to charge only for Airbnb or any renters? Maybe all homeowners allowed one code change per quarter.
 - i. Ron suggested homeowners renting out their homes, whether short or long term, provide a clicker to the renter, which is the responsibility of the homeowner to replace.
 - ii. Board would like research amending by-laws to restrict short-term rentals.

14. Audit vote

- a. Will discuss timing with new Board.

15. Fullerton's suggested newsletter. I believe Terri was the last person to produce this.

- a. Claudia to call Terri.

16. Adjournment