

ESTATES AT MEADOWWOOD III HOA BOARD OF DIRECTORS MEETING

06/22/16 Agenda and Minutes

3:00 PM at 1203 N King James Ln

1. **Call to Order and Introductions:** Remy called meeting to order at 2:58 p.m.
 - a. Board Members: Remy Newcombe, Jerry Brown (Steve Wampler excused absence)
 - b. Homeowners in Attendance: Terri Schmarr
 - c. WEB Properties: Bill Butler, Eric Lundin

2. **2015 Financial Report (Year to Date)**
 - a. Income YTD as of 05/31/2016 - Budget \$54,916.00, Actual \$54,121.50, \$794.50 Variance.
 - b. Expenses YTD as of 05/31/2016 – Budget \$21,121.00, Actual \$23,483.51, \$2,362.51 Variance. Overage is due to snow removal.
 - c. Account Balances as of 05/31/2016 –
 - i. Operating – \$36,031.26
 - ii. Reserve - \$36,801.87
 - iii. Savings - \$13,540.04
 - iv. Total - \$86,373.17

3. **Old Business**
 - a. Townhome Common Area Drain Issue and Strata Test –
 - i. The Strata tests, infiltration and drywell, were performed on Tuesday, June 14th. One additional test was done June 22nd. Strata Engineers will complete the report in a week.
 - b. Land East of Dunbarton review of documents – The Board asked WEB Properties to research the easements onto Dunbarton Oaks Lane. Robert Skattum was extremely helpful and provided a name at the city to contact for help locating another document.
 - c. Landscaping Plan – Eric Lundin updated the landscape plan presented to the Board in March with notes from working with Senske and from speaking with Town home owners throughout the spring. This document will be used for future landscape quotes.
 - d. Speeding Violation Enforcement – Eric has been in contact with Brian Asmus, Liberty Lake Police department, who forwarded the agreement for speed enforcement used

at Legacy Ridge. What the agreement allows is if the police are in the area on patrol or for other reasons (such as a call for service) the agreement would allow for them to enforce the speed limit while they were in our neighborhood. The Board will vote on this enforcement issue at the next HOA Board of Directors Meeting on August 17th. There are four requirements that need to be met:

- i. Vote by the Board of Directors
- ii. Written notice sent to all homeowners
- iii. Speed limit signs at the entrance(s)
- iv. Signed agreement

4. New Business

- a. Gordon Finch new home construction at 1415 N King James Lane – We reached out to Gordon Finch about the CC&R's regarding ARC approval. He returned the 1st Amendment of the CC&R's, which show he has ARC approval.
- b. Review of Senske Performance – We have had one homeowner who has been consistent in his reporting of his dissatisfaction with Senske. While there was a problem with their spring clean-up, we have not noticed a significant issue with the work done.
- c. Easement at 1502 N Terrace Lane – the owner will decide if he wants to pursue and pay for any costs associated with his proposal of gifting the property of the rock bed and the bark bed to the HOA.
- d. Gate Closed at all times – Some home owners have asked that the Gate be closed at all times. This issue will be voted on at the Annual Homeowner's Association Meeting, currently scheduled for October 27th at 6:00 p.m. Ballots will be mailed before the meeting.
- e. Next Summer Street Sealing – Eric has been in touch with Quality Maintenance who will do the crack sealing this year. They like to do the work in the fall to have the cracks in the roads as clean as possible for the winter when all the damage might occur. We will seek their bid for street sealing in 2017.

5. Open Forum

- a. Nominations for New Director and Secretary/Treasurer: Remy rotates off the Board, so a new Director needs to be voted on at the Annual Meeting. Nominations are encouraged, so names can be placed on a ballot before the meeting vote is completed. A volunteer to be the Secretary/Treasurer is also wanted.
- b. Security Gate Calls –One homeowner has had numerous calls from the Security Gate intercom system. If home owners have problems, please contact WEB Properties.

- c. Ice Cream Social or Summer Event – The COC group (Community Outreach Committee) will be deciding what summer event to plan. Watch the Message boxes for more information.
- d. The CC&R's Post Amendment 1 will be placed on our HOA Website.
- e. The updated Parking Rules and Regulations will be placed on our HOA Website.
- f. The Board will decide where to place a "No Solicitors" sign, if the Gate remains open during the day.
- g. Another item to be voted for at the Annual Meeting will be to delay the audit (which would cost our HOA about \$7k). This item needs to be voted on every year.
- h. Summer Newsletter – the newsletter will be published during June.
- i. Host Rotation for Meetings –
 - i. Wednesday, August 17th @ 3:00 p.m. at Steve Wampler's home at 1307 N. King James Ln.
 - ii. Wednesday, October 19th @ 3:00 p.m. at Remy's home at 1301 N. KJL
 - iii. Thursday, October 27th @ 6:00 p.m. Annual HOA Meeting at Liberty lake City Hall.
 - iv. Wednesday, November 16th @ 3:00 p.m. at Terri's home at 1215 N. KJL.

6. Adjourn: The meeting was adjourned at 4:06 p.m.

Respectfully submitted,

Terri Schmarr

Secretary/Treasurer for EMWIII HOA Board of Directors