

Estates at Meadowwood III Homeowners Association

ANNUAL MEETING

October 27, 2015 – 6:30p.m.

City of Liberty Lake City Hall

-AGENDA-

1. Call to Order:

- President Remy Newcombe called the meeting to order at 6:42pm.
- The Board of Directors introduced themselves: Remy Newcombe, Greg Kautz, Steve Wampler and Terri Schmarr as Secretary/Treasurer (non-voting Board member).
- WEB Properties introduced themselves: Bill Butler and Eric Lundin.
- The residents introduced themselves, stating their address and how long they have lived in their home.

2. Proxy Count & Establish Quorum:

In addition to proxy votes, there were not enough residents in attendance to establish a 50% quorum in order to elect a director and conduct business. This was deemed to be an information meeting only.

3. Proof of Notice of Meeting:

Bill Butler showed example of the mailings from WEB Properties to all property owners providing Proof of Notice.

4. Minutes of Previous Meeting(s)

Bill Butler reminded residents that the meeting minutes are posted to our HOA's website at: www.estatesatmeadowwoodiii.com for review. Steve moved, Greg seconded, and the Board agreed unanimously to waive the reading of the minutes.

5. Activity Report for the Year:

Bill Butler reviewed some of the highlights: streets were crack sealed, boulders placed at exit gate, trees and bushes trimmed, curbs were installed around swale grates and reflective sticks added. The catch basins were checked but did not need to be cleaned at this time.

6. Financial Report:

Bill Butler reviewed the current year to date financial report.

7. Reserve Report:

Bill reminded residents that the entire Reserve Study Report is on our HOA website; a summary page was handed out at the meeting. The topic of raising the HOA Dues 15% was discussed (which equals a \$99 a year increase to a total of \$759.00 for the year), in order to continue to add to our underfunded Reserve Account. An annual dues amount that would allow the HOA to sustainably maintain an adequate reserve account is approximately \$850 a year.

8. Old Business:

Community Outreach Committee (COC) Update: Terri Schmarr reviewed the group's activities as coordinating last year's Christmas Open House at Dave and Remy Newcombe's home; an Ice Cream Social was held this summer at Dan and Terri Schmarr's home and a Ladies Bunco party held at Remy's home. Since two COC members have moved, the group is looking for new members and someone to host this year's Christmas Open House. Please let Terri know if you're interested in playing Bunco. A Halloween themed door prize was given to Minoo Sina.

9. New Business:

- Updated Parking Rules: a draft copy for Rules and Regulations was handed out which sparked discussion regarding providing some time limits for parking both on the street and by the mailboxes.
- Initial vote to waive annual audit: Since we did not have a quorum, the vote could not be completed during the meeting. The deadline for completing this vote is December 31, 2015. WEB Properties will

create a list of homeowners who were not in attendance or who did not vote by proxy, and a Board Member will follow up.

10. Election of Director:

Since we did not have a quorum, another meeting will need to be scheduled to elect a new Director.

11. Adjourn:

Steve motioned and Greg seconded to adjourn the meeting at 8:30p.m.

Respectfully Submitted,

Terri Schmarr

Secretary/Treasurer Estates at Meadowwood III HOA