



Estates @ Meadowwood III
Annual Meeting
October 17th, 2022

Meeting Minutes

- Roll Call
 - a. Board of Directors Establish Board Quorum:
 - i. Dale, Doug and Jenny
 - b. WEB Properties
 - i. Bill & Laurie
 - c. Homeowners
 - i. Bob and Pat Scotam -17 years
 - ii. Matt Albret
 - iii. Arlene and Roy
 - iv. Jay and Claudia
 - v. Bill and
 - vi. Monty and Joy Larsen
 - vii. Jerry and Reema
 - viii. Jim Mickleson 6 years
 - ix. Doreen 18 years
 - x. Greg Hail
 - xi. Greg Coutts
 - xii. John an Barb Albret
- Proof of Notice of Meeting or Waiver Of Notice – Sent out. Entered into the minutes
- Reports of Offices
 - a. Financial Update through 9/30/22 → Bill walking through current financial we have through September as well as BOY budget

- b. 2 current delinquencies → 1 Landscaping dues/ 1 large HOA Due not paid – home under foreclosure and Lien against home completed 3 years ago
 - c. Administrative expense for audit was voted to against not doing resulted in a surplus of \$7K
 - d. Landscaping budget \$11k/ \$11k expenses
- Reports of Committees
 - 2022 Accomplishments
 - a. Social Committee – Doug
 - i. HOA Social → Great way to meet new neighbors and new friends.
 - ii. Newsletter → Will issue news letter
 - iii. Looking ahead → Winter Event
 - 1. Creating a budget for social activities
 - b. Landscaping
 - i. Curb & Bark: Project Completed with Bark – Rock detail would have been \$4K more expensive. Bark will need to be revisited
 - ii. TH Walk Through: Completed 1.5 hour walk through TH street. Inspection of all shrubs, trees, edging, mowing, ride on mower damage, sprinklers broken. Next step → create detailed outline of expectation of maintenance to be completed and standards detailed. Put together list of things they are responsible for and reviewed by TH owners
 - 1. Does C&C know of the complaints?
 - 2. What is the level of service on shrubs? 1x a year, 2x a year
 - 3. Need to come to a consensus on expected service levels and have a better scope defined of work to be done
 - 4. Documentation of scope of work – Edge, mow, trim, clean up
 - 5. Some TH owners want to do their own work
 - 6. TH owners want a different company
 - 7. Entry way needs to be better maintained

- 8. Plan Moving Forward – Get bids. Higher standards. C&C currently does snow removal as well
- iii. Sealing of cracks – Scheduled for next week / weather pending. Emails will be sent with detail on scheduled. Resurfacing of who road will be looked at for a full seal. We will also have the same company paint at the stop signs LINES and the word STOP at Stop signs
- New Business
 - a. Landscaping Committee – volunteers needed Roy* / need a second volunteer
 - i. Board Member would also sit on Committee
 - Gate motors would need to be replaced – Jerry and Reema would like to led – Door to Door with review of Cost and
 - Narrow Gate Open hours to a smaller window of time for – Email Home Owners as well as Web Properties
 - b. Social Committee –
 - c. Architectural Committee -
 - d. HOA Services –
 - e. CC&R Review Committee -
 - f. Newsletter/Communication –
 - g. 140 acres behind our HOA – Connect Conservation Futures Lead → to reach out to the aging owner to see if he would be open to turning it into conservatory land. Currently zoned as forestry. Would need to be re-zoned to be developed. Mark and Bob will take on researching and connecting the CCFL with the owner
 - h. Board Position – 1 open in 2023 – 3 year term
 - i. Noticed Property Management fees have gone up substantially – how is it justified: 10 years ago \$6K a year/ \$19K a year
 - i. Breakdown of contract will be sent out to the board and Home owners
 - ii. Time spent on our HOA flexes by month – some months we use more hours than other months
- Adjournment