

ESTATES AT MEADOWWOOD III HOA BOARD OF DIRECTORS MEETING

10.19.16 Executive Board Meeting 3:00 p.m.

1307 N. King James Lane

1. **Call to Order and Establish Quorum:** Remy called meeting to order at 3:10 p.m.
 - a. **Board Members:** Remy Newcombe, Steve Wampler, Jerry Brown, Terri Schmarr
 - b. **WEB Properties:** Bill Butler and Eric Lundin

2. **2016 Issues to date**
 - a. **Additional Strata Test – The additional test recommended by Strata will cost the HOA \$2,700.00.** - Remy will follow up with Strata to clarify information.
 - b. **Gate Open or Closed During the Day? – We have sent ballots to homeowners asking if they prefer the current gate open policy, or if they want the gate closed 24/7.** Eric will gather additional information regarding motor replacement costs and maintenance.
 - c. **Solar Array**
 - i. **Review of HOA Rules & Regulations – In short, the HOA Rules and Regulations state “All plans must be preapproved by the ACC... a rear-facing, roof-mounted display... The Highest Point...will be lower than the ridge of a roof... and shall not be visible above the roof line.”**
 - ii. **Review of Washington State Laws – Seems to indicate that we cannot prohibit the installation unless they are visible above the roof line. However, we can ask homeowners, according to Section 2i to paint the frame, support bracket, or any visible piping or wiring to coordinate with the roofing material.**
 - iii. **Review of Search for Federal Laws – No federal law was found that will allow us to prohibit any part of the installation.**
 - iv. **Rules & Regulations for Solar Guidelines, Satellite Dishes/Antennas:**
Eric will update document, noting the 45 day notations and add to next Board meeting’s agenda. Eric will also add the 45 day notice on the ARC form, have the Board review and we can place on website.

3. **Snow Plow Bid from Clearwater Summit – Snow plow bid was tendered for review by Clearwater Summit:** Steve motioned and Jerry seconded to approve this bid; vote was

unanimous. After the first heavy snowfall, Eric will send reminder to Homeowners not to shovel snow into the street.

4. **2017 Dues Increase – In the letters we sent to homeowners in previous years, we have stated that the Association needs to have dues set at \$850.00 to meet the needs identified in the 2013 Reserve Study. If the Board raises Dues 15%, 2017 dues will be \$875.00:** This item will be added to the next Board Meeting’s agenda.
5. **Available Directors Positions – Section 3 of the bylaws requires Three Directors, who each serve for three years. David Wyatt has volunteered for election to one open Board position.**
 - a. **Remy Newcombe was elected in 2013.**
 - b. **Terri Schmarr volunteered and confirmed in 2013 as Secretary/Treasurer.**
 - c. **Steve Wampler was elected in 2014.**
 - d. **Jerry Brown was elected in 2015.**

6. Review of 2015 Agenda:

Activity Report: added Strata Test, Crack Sealing, Switched Landscapers, Trees on Mission

Old Business: added Community Outreach Committee Update and Bella Lago Easement conclusion.

New Business: added Vote to waive annual audit and Review speeding violation agreement.

7. **Additional Items:** Eric will send out email reminder next Monday for Annual Meeting stating if Homeowner has not mailed in ballot yet, contact Terri Schmarr to take ballot to meeting (mention to help reduce costs of having to do a second mailing.) Terri will post new flyers in Bulletin Board boxes by the Townhomes mail boxes regarding the Annual Meeting on October 27th, at 6 p.m.
8. **Next Board Meeting:** November 16th at 3:00 – 5:00 p.m. at Terri’s house.
9. **Adjourn:** Steve moved and Jerry seconded to adjourn meeting at 4:55 p.m.

Respectfully Submitted,

Terri Schmarr

Secretary/Treasurer for Estates at Meadowwood III Board of Directors