



Estates @ Meadowwood III
2023 Annual Meeting
November 2, 2023, 6:15pm
The Liberty Lake Municipal Library

Minutes

1. Roll Call
 - a. Board of Directors (Establish Board Quorum) Meeting called to order at 6:23 pm. Doug, Greg and Jenny present.
 - b. WEB Properties- Bill Butler, Lauri and Nathan - HOA Manager
 - c. Homeowners: Bob Skattum/ Pam. Ivonne Tanek. Bill and Brandy. Doreen. Linda H. Chris and Mandy. Scott Kooima. Dale and Linda M. Zoom: John and Barb Albright and Jerry Brown.
2. Proof of Notice of Meeting or Waiver of Notice- No Waiver of meeting notice and email was sent to all of the members on November 2nd of 2023.
3. Financial Report - Jenny
 - a. Financial Update through September 30, 2023 - Will be moving from \$1100 fees to \$1190.
 - b. Review of 2023-2024 Budget Comparison - Budget includes our Reserve account projection.
 - i. Do we get interest on the reserve account - yes...we should look at taking part of it and putting into a CD.
 - ii. Grounds contract has doubled, why? In 2022 the snow came so early the grounds crew was not able to do the second trimming and clean up.
 - c. Vote on Board Adopted 2024 Budget - votes by email came in approving the budget and waiving the audit. In order to reject the budget, we need 50% of the quorum +1. Ballots filled out and turned in.
 - d. Initial 2023 Audit Vote: If we have 67% of the quorum, we can waive the independent audit.
 - i. We do not have a quorum tonight, so we will need to have a second meeting.
4. Reports of Committees
 - a. 2023 Accomplishments & 2024 Direction
 - i. Committees - Doug
 1. HOA Social 8/27 @ Dale and Linda Hosted. Will most likely have at Dale and Linda's again and do a more extensive menu.
 2. Newsletter - Active again. Will launch another letter by End of Year.
 3. Directory – Bob Skattum has volunteered to organize.
 - a. We have 27 homes that filled out the sheets at the social
 - b. Directoryspot.net - Cloud based directory that people can put their information into system. \$100 / year fee. Can add in personal information. Free App. No cost for people to use it.
 4. Looking Ahead - We would like to activate more committees. Architectural Design Committee. Social. Finance.
 - ii. Landscape - Greg: Major improvement with our landscaping company we contracted with.

1. Dead CA Tree near Townhomes - Taking out dead trees
 2. Common Area & Townhome Landscaping - Pruning of the overgrown trees on the street
 3. Looking Ahead - Beautification Committee
 - iii. Preservation of Home Values – Jenny & Doug
 1. Upholding our Standards - Sustain our Home values: Roofing, Siding, Painting, Landscaping in the front yard and the hillside maintenance. What do we do if people don't fix the issues on their home? We need to consider what we will do if the maintenance is not kept up.
 - iv. Reserve Study - Doug -
 1. Streets - Will do in September/October
 2. New Reserve Study -Criterion will conduct the reserve study next year. Will be published once we get it.
 - v. Gate Control Upgrade - Greg
 1. Bid on updating the system. We do have an individual who we can contract with to get an estimate or bid.
 2. Also got a bid from Ornamental Gate and Fence: \$2800/ and you can program into Homelink
 3. Cam Tech Bid on Butterfly System will be more expensive.
5. New Business - Doug
- a. Committees – volunteers needed / Please fill out the survey.
 - b. Board Position – 1 position open 2024 (3-year term) - Vote on New Board Member
 - i. Do not have a quorum but we do have 15 votes for Scott.
 - ii. Doug leaving the board creates a vacancy.
 - iii. Board can appoint Scott - He is approved!
6. Homeowner Comments:
- a. Kudos to Greg for fixing the grounds keeping issues with finding a new company.
7. Adjournment - 7:22pm