

# **ESTATES AT MEADOWWOOD III HOA BOARD OF DIRECTORS MEETING**

## **Meeting Minutes**

**1215 King James Lane – Terri Schmarr's house**

**November 10, 2016 3:00 PM**

1. **Call to Order and Establish Quorum:** Steve called meeting to order at 3:10p.m.
  - a. Board Members: Steve Wampler, David Wyatt. Jerry Brown absent due to Jury Duty.
  - b. Homeowners in Attendance: Terri Schmarr
  - c. WEB Properties: Bill Butler and Eric Lundin
  
2. **Election of Officers:**
  - a. Steve nominated Jerry for President; David seconded. Vote unanimous
  - b. David nominated Steve to remain Vice President; Steve accepted.
  - c. David will be a Director
  - d. Terri Schmarr is acting as Secretary/Treasurer – a non-voting position, but would like to rotate off the Board. Any Homeowner interested; please contact the Board.
  
3. **1518 N. Terrace Ln. Asphalt Depression**
  - a. New Homeowner stated rain water collects in large area in middle of street and is concerned when freezes, could be safety issue. Board members stated a couple of other areas on King James experience the same thing. One neighbor uses a large broom to spread the excess water. Since it is so late in the season, WEB could only get 1 Bid for patching the asphalt since the batch plants are closing for the winter. All of these areas will be reviewed before crack sealing next year. Home owner will be advised to use caution when water freezes.
  
4. **2016 Financial Report (Actual/Fiscal Year End Analysis)**
  - a. We reviewed the year to date numbers.

## **5. 2017 Budget Review and dues Increase**

- a. It is important to raise our dues to maintain our forecasted expenses. Anything less could require large homeowner assessments to cover future maintenance costs. Steve moved to increase dues by 15% which is \$113.85 a year. Total yearly dues will be \$872.00. David seconded the motion; vote unanimous.

## **6. ARC Form changed (Architectural Review Committee):**

- a. Eric revised the ARC form adding "Please Allow 45 Days for a Response before Scheduling Work" on two separate places on the form.

## **7. Other Topics:**

- a. Some homeowners have complained about the dirt on the street - King James Ln - due to the new home construction. Eric will contact Gordon Finch, along with following up on the concern due to the dirt dumped on two empty lots on Dunbarton Oaks Lane (nearby homeowner worried that mud will ruin his landscape).
- b. Eric will total votes to "delay the audit" and advise the Board of the results.
- c. Terri will remove the lock on the gate on Terrace Lane (other side of gate has "Fire Lane No Parking Tow Away Zone sign).
- d. Eric will check to see if we have to replace all of our speed limit signs to meet Liberty Lake signage code.
- e. The Board decided not to purchase a "No Solicitors" sign for the front entry since we can't actually "police" that. There is a sign on the entry gate that states "Homeowners and Guests Only". The entry speed limit sign says "PRIVATE ROAD 20 MPH NO TRESPASSING". Homeowners could purchase their own individual small no solicitors sign for their front door.
- f. Next Board Meeting will be held in January to review the final 2017 budget. WEB will schedule the Wednesday meeting and it will be held at Jerry, David or Steve's homes at 3:00 p.m.
- g. A homeowner suggested to change the time for opening and closing the gates due to the darkness: this topic will be added to the future agenda.

Respectfully submitted,

Terri Schmarr

Secretary/Treasurer for EMWIII HOA Board of Directors