

ESTATES AT MEADOWWOOD III HOA BOARD OF DIRECTORS MEETING

Liberty Lake City Hall

12/9/2015 Agenda

1. Call to Order and Introductions: Remy called the meeting to order at 3:15 p.m.

- Board Members present: Remy Newcombe, Steve Wampler, Jerry Brown
- Homeowners in Attendance: Terri Schmarr
- WEB Properties: Bill Butler, Eric Lundin

2. 2015 Financial Report (Year to Date)

- Income YTD as of 11/30/15: \$58,335.45 Actual, \$56,010 Budgeted. \$2,325.45 Variance explained by a pre-pay of HOA Dues and Landscape credit. Zero delinquencies for HOA Dues.
- Expenses YTD as of 11/30/15: \$38,115.08 Actual, \$40,903.00 Budgeted. \$2,787.92 Variance.
- Account Balances as of 11/30/15:
  1. Operating Account - \$21,342.00
  2. Reserve Account - \$24,630.44
  3. Savings Account - \$13,531.55

3. Old Business:

- Drain issue in Townhomes' swale – The Board reviewed two quotes from geotechnical and environment engineering companies regarding testing infiltration rates on the grassed drainage swale and drywell disposal rate testing. Steve moved and Jerry seconded for the Strata bid to be accepted and completed in 2016.
- Parking Rules - The Board reviewed an updated draft for clarification of parking in the Townhomes' spaces, along with parking on all streets. WEB will edit the draft for review and re-send to the Board.

4. New Business:

- 2016 Draft Budget - Steve moved and Jerry seconded to increase the HOA Dues by 15%. The Board unanimously voted to approve. Jerry moved and Steve seconded to approve the 2016 Budget as stated. The Board unanimously voted to approve.
- Emergency Neighborhood Directory – Terri Schmarr has been working at collecting and updating the Home Owner's Roster with Eric.
- Newsletter – The 2015 Winter Newsletter will be emailed this week.
- Trees in vacant lots – A Homeowner voiced concern; so noted.
- Land East of Dunbarton Oaks Ln. – Will add this topic to future meeting after research completed.

- Storm Update – Bids will be done in the next few weeks for repairs to the fence along Mission. In addition, we need to grind the tree stumps, review if/where to replace the trees and clean up the landscaping that was damaged when appropriate due to winter weather.

5. Open Forum:

- Message Box - Eric will purchase another Message Box to be installed next to the Townhomes' mail box.
- The next HOA Board of Director's meeting will be held in March; date TBD.

6. Adjourn:

- Jerry motioned to adjourn the meeting at 4:45 p.m.

Respectfully submitted,

Terri Schmarr  
Secretary/Treasurer for EMWIII HOA Board of Directors

After the meeting, it was determined that officers needed to be elected by the Board. The following was completed by e-mail by all Board members on December 10, 2015:

Election of Board of Directors Officers:

- Steve moved and Jerry seconded that Remy remains as President.
- Remy moved and Jerry seconded that Steve remains as Vice President.
- Jerry will be a Director.
- All were in favor of election of Officers and approved.

Respectfully submitted,

Terri Schmarr  
Secretary/Treasurer for EMWIII HOA Board of Directors