

## MEETING MINUTES

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

Monday, April 13, 2015

Terri Schmarr's Residence – 1215 N King James Ln

1:00 - 3:00 P.M.

Present: Remy Newcombe, Greg Kautz, Steve Wampler, Terri Schmarr. From WEB Properties Andy and Bill Butler.

The meeting was called to order by Remy at 1:03p.m.

Greg moved and Steve seconded the approval of the January BOD meeting minutes.

1. 2015 Financial Report (Year to Date) – Andy led us thru a review; no questions noted.

2. 2015 Project Update

- Street Sweeping: The BOD decided not to have the streets cleaned this year since we had a light winter; however, Andy will schedule Maintenance to use a gas powered blower to clean areas. Greg asked the City Engineer to ask the Liberty Lake City Manager to clean by the gates, since the City's street sweeping truck turned around in that area.
- Birch Tree Replacement/Tree Injections: The new Birch tree has been planted and Andy will call Haase to have a water sleeve placed around the new tree. The tree injections are scheduled for this month.
- Sprinkler Monitor: Remy moved and Greg seconded to purchase the sprinkler monitor. Greg offered to monitor the monitor.
- Storm Drains: Andy will schedule this work in the June/July timeframe.
- Drainage Collars: This work will be completed this month. We suggested that a street side reflector should also be included.
- Sidewalk portion needs repaired on Mission Avenue: Andy will get a quote for this slab to be lifted and repaired.
- Boulders next to East side of Exit Gate: Greg will get a quote to have a few boulders placed to deter golf carts from driving around the closed security gates at night.

3. CC&R Infractions & Processes

- 1405 N King James Lane: Commercial truck is parked in garage; Thank You letter will be sent.
- 1315 N Dunbarton Oaks Lane: The back yard deck fascia board needs stained or painted; a Courtesy Notice will be sent.
- Hillside Weed Trimming: The BOD decided against sending proactive reminder letters this year, due to the negative feedback from last year. We will watch the hillside grass levels and send Courtesy Notices if need be.

4. WEB Homeowner Communications (Welcome Letters): Andy provided copies of the Welcome Letters that WEB sends to new Home Owners.

5. Open Forum:

Speeding incident: Steve represented a Home Owner's complaint of a speeding vehicle from March 13 on Dunbarton Oaks Ln. He will follow up with them to call the Liberty Lake Police if it happens again (even though we discussed that the Police do not have jurisdiction inside our gated community). Greg stated that the Police do want to know if there are issues.

Dunbarton Oaks hillside fort, rocks thrown on road, litter and dirt steps: Greg represented a Home Owner's complaint of the blue tarp fort and steps dug into the dirt, along with litter, rocks thrown on road and the possibility of a camp fire. Andy will review the boundaries of our property line to determine if the area in question is our land.

Bill gave us an update that some personnel changes will take place over the rest of the year due to Andy receiving his Real Estate License and will redirect his focus into managing the Commercial side of the business (congratulations!). Eric Lundin will train as our WEB manager, and in addition to that change, Bill will name a new HOA Assistant.

7. Our next meeting is scheduled for Monday, August 10<sup>th</sup> from 3:00 – 5:00 p.m. at Steve's house at 1307 N. King James Ln.

8. Remy moved and Greg seconded the meeting was adjourned at 2:50 p.m.

Respectfully Submitted,

Terri Schmarr

Estates at Meadowwood III HOA BOD Secretary/Treasurer