

MINUTES

ESTATES AT MEADOWWOOD III BOARD OF DIRECTORS MEETING

SEPTEMBER 3, 2014

3:10 P.M. – 4:40 P.M.

Attending: Bill Maier, Greg Kautz, Remy Newcombe and Teri Schmarr. From WEB Property Management, Bill and Andy Butler.

1. Call to Order
2. Approve Agenda for Annual Meeting: Remy moved and Greg seconded a motion to approve the Agenda for the Annual Meeting which will be held on October 22, 2014 at 7:00p.m. at the Liberty Lake City Hall. WEB Properties will manage the logistics of mailing the agenda, proxy card, an August Budget Summary and a short bio from Steve Wampler asking to be elected for a Board of Directors position.
3. Discuss and Approve Rules/Procedures for PODS, Solar Panels, Satellite Dishes: Remy moved and Greg seconded a motion to adopt the Rules/Procedures for Solar Panels and Satellite Dishes. The new rules will be recorded, published and distributed to every property owner as well as placed on the website. It was decided that amended rules for PODS were not necessary.
4. Project Status- trees, sidewalks, crack seal: The replacement trees should be planted as late as possible in the fall. The sidewalks are scheduled for September 8. The crack seal project will be done in late September to mid-October. Andy will work on getting a bid for the “collars” for the drains/grates. The sidewalks, crack seals and collars are charged to the Reserve Fund.
5. Snow Removal Bids: We reviewed the Snow Removal Bid Specifications and made some minor edits to include verbiage regarding clearing snow from the gates on item 5. For item 6, we added the words, “without prior approval” regarding sand applications. Andy will contact our previous bidders for this winter’s work.

6. Rain/Freeze Sprinkler Monitor: We reviewed the handout and will consider the monitor for a future purchase.

7. Budget/CC&R Issues? There are not any current issues. For the Future Budgeting process, remember to include the following:

- The bark will need to be refreshed; usually costs around \$1200.
- Street Cleaning about \$1200
- Tree Spraying
- Will possibly need to budget in 2016 for an Audit (about \$4K) since we will probably be managing a budget of over \$50k for 2015.

8. For What It is Worth: Final Thoughts/Information/Advice- Bill: This was Bill's last meeting and he captured his knowledge in a hand-out to all of us. In my own words, he did an exceptional job as our Board President putting in countless hours creating a budget **and** process, documenting bid specifications, running the Board meetings, tackling tough topics, i.e. Dues Increases to create a Reserve Fund, holding people accountable, managing our street repairs, and doing a lot of work personally around our neighborhood to make it a premier place to live for all of us. Thank you, Bill!

9. Other: We discussed that Bill M. will not manage the Gate Code Information any longer, and that it makes sense to train WEB Properties to take over this task.

10. Adjourn

Respectfully submitted,

Teri Schmarr

HOA Secretary/Treasurer