



Estates @ Meadowwood III  
Board Meeting  
July 19, 2021, at 4:30pm  
Via ZOOM

## Meeting Minutes

### 1. Attendees:

- a. Board Members:
  - i. Dale Mohlenhoff
  - ii. Doug Heyamoto
  - iii. Claudia Lopez
- b. WEB Properties:
  - i. Ron White

### 2. Approve May 18 Minutes: To be sent under separate email for review and approval

### 3. Update on June 2021 YTD Financials:

- a. Income:
  - i. MTD \$5,397.75
  - ii. YTD \$81,476.44
- b. Expenses:
  - i. MTD \$4,531.63
  - ii. YTD \$34,311.41
- c. NOI:
  - i. MTD \$866.12
  - ii. YTD \$47,165.03

### 4. Bank Balances 06.30.21:

- a. Operating: \$62,410.87 (completed transfer of \$10,653.70 to reserves in July)
- b. Reserves: \$80,114
- c. Savings: \$38,597.24

### 5. Old Business:

- a. Landscaping Improvements

- i. Received Haase quote, which is higher than C&C's most recently revised. Board approved C&C bid and Option #2 (bark) along inside of Mission St fence bed.
- b. Reserve Study:
  - i. Catch Basins
    - 1. Complete.
  - ii. Crack Seal Roads
    - 1. Vendor (Quality Maintenance) needs a cooler day and will let us know. Likely that they need to wait until the Fall.
- c. Townhome Backflow Inspections
  - i. There is a little confusion over who had it performed by C&C and who had another party. WEB working with C&C on who he contracted with.
- d. Tree next to 1415 N King James Ln was removed.
  - i. Too much utility in the way to grind stump but will cut as far below surface as possible and place sod over the top. Then will replace tree in adjacent location.
- e. Mission St Fence Repair – Scheduled for 8/27-9/3

## **6. New Business:**

- a. Newsletter Ideas
  - i. Claudia noted a few items to be placed in next newsletter.
- b. Transferred \$10,653.70 in July from Operating to Reserves per 2021 schedule
  - i. Now need approval to transfer \$755.49 back to operating for the Catch Basin Scoping Project. Ron to send form approving transfer.
  - ii. Will do a similar transfer back when crack sealing complete.
- c. Concerning recent near misses between vehicles, WEB will email to all re traffic rules (stop signs, speed limits, etc.).
- d. 1003 N King James called re CC&R notice of brown lawn saying he was complying with Liberty Lake Sewer & Water recommendation to reduce irrigation. Board decided that until reductions in irrigation are mandated, landscape rules will still apply.
- e. Date for Annual Meeting: Ron to confirm by-laws/CC&Rs requirements for dates and agenda and will send for Board review. Will determine whether to hold in person.
- f. Next meeting date: Aug 23, 2021.

## **7. Adjournment**