

ESTATES AT MEADOWWOOD III HOA BOARD OF DIRECTORS MEETING MINUTES

WEDNESDAY, JUNE 25, 2014

3:35pm - 5:25pm

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

1. Reviewed budget/financial position to date: Bill M. reviewed spreadsheets; we're okay at this point in time, but have not received bills from Haase Landscaping yet. Andy will follow up.
2. Reviewed homeowner communications/responses: We haven't heard back from the owners at 1105 N. King James Lane after sending letter. WEB Properties heard from two homeowners after receiving letters regarding the hillside grass growing too high.
3. Reviewed new or continuing CC&R issues: Andy will call owners at 1105 N. King James Lane to discuss plan and timing for their landscaping. Attention was called to several other residences that need to address landscape maintenance issues.
4. Reviewed project bids to be completed (sidewalks, crack sealing, drainage grate dams, concrete repairs). Andy is working extensively with various contractors to obtain bids; will get estimates with rebar included for sidewalk concrete. Discussed drainage grates in length.
5. Reviewed projects completed (flowers, tree spraying, sign repair, street sweeping): Remy moved and Greg seconded a motion to have Greenleaf cut down the two dying birch trees along Mission Avenue, grind stumps and replace with similar white birch bark trees at a cost of \$750. Actions taken after meeting: Andy followed up with Don Taylor regarding spraying the birch trees for the bug problem and his method versus Greenleaf's. Remy researched different solutions to the birch tree bug problem and determined that both methods were viable. Trees will need to be treated again next spring to prevent infestation.
6. Evaluated landscape contractor performance to date: pleased with Haase at this point in time, except for the lack of billing.
7. Discussed landscape lighting options: Roughly half of the existing fixtures are broken or in need of repair. Greg moved and Remy seconded a motion to have Andy follow up with the \$1607.28 estimate to completely replace the 14 existing fixtures with more robust LED fixtures.
8. Discussed tree removal request: The owner at 1522 N. Terrace Lane sent Andy a request letter to cut down two trees. The board approved her request to remove one tree, grind stump and lay sod over area. Also, she needs to have the "west" tree trimmed.

9. Discussed dues increase for 2015: Complete agreement that annual dues need to be \$800 a year to cover the 30 year Reserve Study needs. No decision regarding 2015 was made at this time.

10. Discussed nominations for director: Everyone should talk to other homeowners and gauge interest so that we have someone's name to nominate before next newsletter in August and the annual meeting.

11. Set date for annual meeting: Tentatively set for October 22, Wednesday, 7 p.m. at City Hall.

12. Other: In next newsletter, mention that POD's need to be pre-approved and cannot be out longer than seven (7) days. Also, restate the rules regarding RV's, trailers, boats, and boat trailers.

Respectfully submitted,

Teri Schmarr

HOA Secretary/ Treasurer