



Estates @ Meadowwood III
2020 Budget Ratification Meeting
February 19, 2020 at 5:00pm
Trailbreaker Cider House
2204 N Madson St., Liberty Lake

Meeting Minutes

1. Establish Board Quorum -Established as all three were in attendance
 - a. Introduce Board of Directors
 - i. Dave Wyatt
 - ii. Claudia Lopez
 - iii. Yvonne Tanak
 - b. Introduce WEB Properties
 - i. Ron White
 - ii. Bill Butler
 - c. Introduce Homeowners
 - i. Homeowners introduced themselves
2. Establish Homeowner Quorum
 - a. WEB Properties explained that only voting item on the agenda is to ratify budget, and pursuant to RCW 64.38.025 (3), which says in part "...Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present." In short, this means it takes a majority of votes to reject the budget, regardless of whether a quorum is present. Therefore, establishing the quorum is not necessary.
3. Vote to Ratify Budget
 - a. WEB Properties first explained the details of the 2020 budget as compared to 2019 actuals.
 - i. The Income is based on 76 homes at \$960/home (no increase over 2019). 2019 actuals look small because many of the 2019 dues were paid in December of 2018 (\$22,100) and booked into that year because payments made on the pay portal book immediately. Once this was

discovered, the 2018 taxes had been filed. At the end of 2019 a journal entry was made effectively pushing any payments made for 2020 dues in to the 2020 books.

- ii. Someone questioned whether there are any homeowners with outstanding dues. Only 1 of 76 properties with outstanding dues from 2019 — roughly \$1,300 as of 12/31/19. Per WEB we have great record of dues being paid.
 - iii. Primary differences in expenses year over year are:
 - 1. The Board budgeted conservatively for snow removal. Explained that it's impossible to predict snowfall and budget is used as a placeholder.
 - 2. There is an issue with Liberty Lake Water & Sewer regarding a missing invoice for common area irrigation. The expense wasn't paid in 2019, but we are budgeting to do so in 2020.
 - 3. WEB Properties proposes a new contract and fees, which hadn't increased in over four years. New three-year contract calls for \$150/mo. increases every six months
 - 4. Budget for a Reserve Study was added. Question was raised for the necessity, but most seemed to be in favor.
 - 5. "Payroll" is for WEB handyman who fixes things if needed — increased due to new minimum wage.
 - iv. Contributions to reserves are budgeted match 2019, until the study is performed and recommends otherwise.
- b. The vote was called and those who had not yet provided a ballot did so. It was determined that there were not enough nay votes to reject the budget, so it passed.

4. Open Forum

- a. People upset a house on King James that is having work done has had a port-a-potty and trailer in front for over two months — CC&R infraction letter was sent, and the trailer was moved yesterday — but PP still there.
- b. Discussion occurred regarding snow plowing frequency. Some are concerned the plows come too often and will be charging for unnecessary visits. In particular, someone showed video of a plow driving through the neighborhood on February 7, which also shows clears streets from the perspective shown on the video. Following the meeting WEB Properties confirmed that on the same day, one of the townhome owners complained that Terrace Lane had not been plowed at all since the most recent snowfall, so they called the plow company to go out. Some commented that when they do plow, they drive too fast and that there was damage done to the common area near the mailboxes. This will be addressed with the contractor.
- c. A comment was made regarding and requesting more communication from the HOA (request for volunteers for Board positions, notification of Board meeting dates, method for communicating issues with the Board, etc.). This will be a

discussion with the Board at the next meeting. Someone suggested they don't visit website seeking information and another suggested it's not always current.

- d. Question came up about homes that need to be repainted. Owners need to be put on notice. Board said they would review that and handle.
 - e. Request from Jerry Brown to resolve the gate being closed 24/7 once and for all. Need to get quotes from three vendors on costs associated with it, what changes would have to be made, etc., and get a vote from HOA members. David Wyatt has researched this with Ornamental Gate in the past and thinks the cost may be prohibitive because our gate is too heavy for gear box controllers we have. Board agreed to research further and address.
 - f. Board is also going to bid out the landscaping again for this year as they aren't thrilled with last year's vendor.
5. Discuss New Board Members. David will remain on Board until new member is elected/appointed. Board will put a blast out to the community seeking interest.
 - a. Dave Wyatt term expires 12/31/19
 - b. Claudia Lopez term expires 12/31/21
 - c. Yvonne Tanak term expires 12/31/20
 6. Set Meeting Dates for 2020
 - a. Board will determine dates and send to all homeowners.
 7. Adjournment