

Meadowwood Glen Homeowners Association

2024 Annual Meeting Minutes July 30, 2024 @ 6:15pm

Having achieved quorum through the collection of 47 Ballots, the Annual Meeting was called to order at 6:15pm. Prior to the meeting, Members gathered for a potluck to help build community and promote attendance.

On July 12th, notice of the Annual Meeting, together with an agenda and balloting materials, were sent by first class mail to the address on file for each Member. In addition, the notice and all related materials were distributed by email and posted to the website homepage at www.meadowwoodglenhoa.com.

ELECTION OF DIRECTORS One Director seat is up for election in 2024. Nominations were called from the floor but with no response, Travis Scott was announced as the winner.

Votes	Candidate Name
39	Travis Scott
2	Kevin Beykirch, write in candidate

2024 AUDIT In addition to the election, a Ballot measure was submitted for Member consideration in regard to a 2024 Audit of the Association's financial report. RCW 64.38.045(3) mandates that HOAs with annual assessments more than \$50k must be audited at least annually unless 67% of a quorum of Members determines otherwise. Of the 47 Ballots collected, 31 voted to waive the audit requirement, which is sufficient to pass the vote.

FINANCIAL REPORT A copy of the 2023 and 2024 year to date financial reports are available on the website at www.meadowwoodglenhoa.com/financial-reports. Financial reports for both year was discussed and expressed not concerns. Board asked for an explanation of the Reserve Account and this presented to eh members.

IRS RULING 70-604 TAX ELECTION With none opposed the Members approved a motion to adopt the attached Resolution for the year ending 12/31/2023.

2023 ANNUAL MEETING MINUTES With none opposed the Members approved a motion to adopt both the 2023 Annual Meeting Minutes as presented. Copies are available through the website at www.meadowwoodglenhoa.com/minutes-archive.

COMMUNITY UPDATE Construction plans for the entry monument landscaping have been approved by the Board and RPM is working with contractor to have the

project completed by fall of 2024. Asphalt crack fill and seal coating bid approved and scheduled with contractor. All asphalt cracks to be sprayed for weeds prior to work starting. Completion of project projected for fall of 2024. 2018 Reserve Study to be updated in August to have for 2025 budget review and approval by Board.

HOMEOWNER FORUM Further discussions were had regarding the community projects scheduled for this year and the Reserve Study.

Question was asked about the review of Association documents should the audit be voted against. Members are allowed to review all Association documents as outlined in the Governing Documents. Please make requests to RPM so that accommodations can be made.

Question on house colors and what's considered earth tone per the Governing Documents. If changing the color of your house from the original or previously approved color an architectural application is required to be submitted. The Board sitting at the time of application for color change approval acts as the Architectural Review Committee so they have the determination on what colors constitute earth tone and this may be different than what a certain homeowner thinks is earth tone and a current or future board's views may differ from those of a prior board. Board member, Todd Taylor, addressed the issue indicating that all applications to approve color change submitted to the current board had been approved following normal procedures and suggesting that anyone with knowledge of paint/color change projects by owners who have not submitted application for approval should report the same to HOA management.

With no other business rightfully before the Members, the meeting was adjourned at 6:45pm

Respectfully Submitted,
Rockwood Property Management

MeadowWood Glen Homeowners Association
ANNUAL ELECTION: IRS REVENUE RULING 70-604
Excess Income Applied to Future Obligations

EXPLANATION: Tax experts recommend that all HOA hold an annual vote on elective IRS Ruling 70-604, which allows the HOA to file Form 1120 (vs 1120H) thus only net non-membership income would be taxed. If the election is not made, any excess membership income would be subject to higher taxation. Essentially, this election gives the Association's CPA the opportunity to file the tax form (1120 or 1120H) that's most advantageous for the HOA (whichever form provides the lowest tax liability). Most CPAs make this election on behalf of their clients when filing the HOA's annual return; this election documents the CPA's authority to make such a determination. The Association has always applied excess income (if/when it exists) to future obligations, this election resolution formalizes its decision to do so.

WHEREAS, the MeadowWood Glen Homeowners Association is a not for profit, mutual benefit corporation duly organized and existing under the laws of the State of Washington; and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the MeadowWood Glen Homeowners Association:

RESOLVED, that any excess of membership income over membership expenses for the year ending 12/31/2024 and all years prior shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of July 30, 2024.