

Minutes of the Annual Meeting
MeadowWood Glen Homeowners Association
February 7, 2017

In Attendance:

Rich Semler, Pat Ehrbar and Charlotte DiCicco – Board Members

Gil Pierce and Dori Ramsey: Rockwood Property Management

Member-Households in attendance: 23

Member-Households by Proxy: 14

Quorum established

1. The meeting was called to order at 6:05am
2. The minutes from the prior meeting were approved
3. Rich Semler made introductions and gave an overall summary of the 2016 year.
4. Gil presented details regarding the 8th Amendment proposal, and discussion was held.
 - a. A homeowner suggested that we send a certified or registered letter to any member not complying with the amendment. Gil explained our process.
 - b. A homeowner asked the members who were present whether anyone wanted to give input on why the 8th Amendment shouldn't be passed. No one replied.
5. The 2016-2017 budget was reviewed with the members, and the 2017 budget was voted on and ratified. Pat Ehrbar reminded members that the deadline for the first half payment of dues is February 28.
6. Gil explained the 2017 capital improvements and future funding
 - a. Crack fill and seal coat on all streets will commence this spring/summer as weather permits. Homeowners will receive communication with details when it gets closer to time.
 - b. In regard to future funding and projects, at this time we will be underfunded if we follow the 2012 Reserve Study. Members were advised that there could be a dues increase in the future.
7. Gil explained the status of our property maintenance.
 - a. When the weather improves, he will be looking into solutions for the water drainage issue along Mission and Sharp fence lines.
 - b. The City of Liberty Lake has been unable to get to the project of fixing the swales on Mission street to improve drainage, but we are on their list.
 - c. A member asked if our landscapers could do a better of job weeding the entry monument areas
 - d. A member asked if the weeds in the rocks in swales on Sharp and Winchester could be taken care of by the landscapers. It was suggested that high school students needing community volunteer hours might be asked to do that.
 - e. Discussion was held on the standards, quality, and timeliness of snowplowing. Gil said he will be checking into other contractors for next year.
 - f. Gil explained that hauling snow out of our development is cost-prohibitive.

New Business:

1. A member suggested we add verbiage or a sign at our two entryway monuments to say something like "Private Community, Homeowners and Guests only" to discourage cars that don't need to be driving through our streets.

2. A suggestion was made to post 20 mph speed limit signs in our boundaries; and/or a sign indicating to slow down, children playing.
3. Several members had discussion about who is liable for golf ball damage to their houses. The Golf Course itself is not liable. The best you can do is try to catch the golfer and settle it with them.
4. A member asked what to do if a homeowner is not keeping up with their landscaping. Gill said to contact him when that occurs and his office will handle it.

Elections:

1. Nominations for a three-year-long board position were invited from the members. Jeff Peck had mailed in a nomination for himself, although he was not in attendance at the meeting. Gil read Jeff's desire to serve and qualifications from application submitted. A member nominated Barry Batts, and Mr. Batts addressed the members regarding his desire and qualifications. The third nominee was Pat Ehrbar for re-election, and he also addressed the members. Members voted, and Pat Ehrbar was re-elected.
2. Members voted for the 8th Amendment, but between those in attendance and the proxies provided, we still did not have a majority of voters present to pass it. We will revert to the present 7th Amendment for now and the board will discuss options at a later date.
3. Results of the voting process for the 8th amendment and board elections:
 - * Total of 23 households in attendance in person 3 board members and 14 via proxy
 - * 19 votes were counted for Pat Ehrbar, 12 votes for Barry Batts, 1 for Jeff Peck
 - * 31 Votes in favor of the 8th amendment and 2 against the 8th amendment

The meeting was adjourned at 7:45pm.

Charlotte DiCicco
Secretary