

ESTATES AT MEADOWWOOD III HOA

Board of Directors Meeting

Thursday June 7th, 2018

AGENDA

1. Call to Order and Establish Quorum
Quorum established with all board members present
2. 2018 Budget & Financial update: Townhome Landscape Pass-through Update:
 - May Financial Statements
Bridgett from WEB went over the May Financial Statement from the Monthly Report for May.
 - 1502 Terrace Ln Update: Non-payment of 2017 2nd Installment
WEB did a check on the title report. Scott at the title company sent WEB a copy of the CC&R docs that had been given to the homeowner upon buying the home. He did not recommend that we pull a full report as it would not tell us more about what he was given about the HOA and its rules and regulations. The Board chose to continue to wait and see if Mr. Nicholson pursues legal action. WEB will continue to issue late fees and interest on the outstanding balance.
 - Instalments were billed as of June 5th and are due on July 1st.
The instalment amount for the year is \$210.65
3. Reserve Study:
The Board has elected to put this off until the crack and seal has been done on the parking lot. Bill from WEB encouraged the Board to do an updated reserve study.
4. HOA Projects
 - Replacement of the Trees Along Mission Ave
Bridgett informed the board that the trees were scheduled to be done on June 8th.
 - Crack seal and Sealcoat
WEB is still waiting on the date for this to proceed. As soon as a date has been set WEB will notify the home owners.
 - Dead landscape replacement cost
13 bushes to replace at \$50 each \$650.00, there are three bushes that may not need replacement. 10 are already dead. The labor will be billed at \$40 per hour and is estimated to be about 12 hours of work, \$480.00. The Board discussed how this cost seemed high. They voted to accept the bid and move forward with the replacement as it was so late in the season. They also requested that WEB have Jammin spray to kill the tall weeds in the swales as they have gotten very tall.

The Board also requested that the owners of lots 1005 and 1011 be notified to take care of the tall grass and weeds on their lots and those homes: 1121, 1017, 1023 be noticed for their grass slope needing to be trimmed. And that 1419 be notified to replace their dyeing bushes.

5. Update on requested painting of homes

Home 1019 N. King James is set to be painted by the end of June. The board members noted that this was already being painted. They also noted that 905 N. King James had been painted already.

We have not heard back from 1325 & 915 N. Dunbarton. The board asked that we let them know we need to hear from them.

6. Retaining Wall Rocks, how to proceed with enforcement.

Bill went over the reason for the notice be for the HOA to make sure the owners knew their responsibility so that if anything happened they would not have liability. The Board decided that the HOA would do a yearly notice to anyone who had not gotten back to us letting us know that they had their retaining wall looked at by an Engineer or Construction group so that the liability would continue to possibly be offset.

7. New Business

- Lock on the gate to Meadowwood Glen

I received a call from Gil Pierce from Rockwood Management regarding the fire gate between Meadowwood Glen and Estates at Meadowwood III. He notified me that the gate is on a Meadowwood Glen homeowner's private property and is able to be locked due to the fact that it is on private property.

I checked with the Fire department and they said it is up to the person who's property it is on whether the gate is locked or not. They will just cut the lock off if needed. They did let me know it is NOT a pedestrian or HOA access point of any kind that it is for Emergency vehicles to use for access of the property in case of the gate being closed during a fire. The easement across the private property behind the fence provides for that and not Estates at Meadowwood use.

According to what I have found the gate is on our HOA Property. The Meadowwood Glen HOA would like us to put up signage stating that this is not public access but emergency access only they are willing to purchase and install the signs.

The Board okayed the Meadowwood Glen HOA to put signs on both sides of the fence notifying people that it is an emergency only gate.

- The Board decided to have their next meeting in September and the annual meeting in October
- The Board decided not to do annual flowers unless Terri wanted to do them as she had before.
- Terri brought up that many new people were asking about the gate being closed at all times so that the community was a full private community. The Board said to let them know that if they could get 40 people to sign a petition to have a vote on that issue it would be put to one at the annual meeting.

8. Adjourn