

ESTATES AT MEADOWWOOD III HOA

07.28.17 Board Meeting Minutes

Terri Schmarr's home 3:00 p.m.

Agenda

1. Call to Order and Establish Quorum: Jerry called meeting to order at 3:10 p.m.
 - a. Board Members: Jerry Brown, Steve Wampler, David Wyatt
 - b. Homeowner in Attendance: Terri Schmarr
 - c. WEB Properties: Eric Lundin

2. YTD Financial Report through 6/30/2017
 - a. Income - \$ 65,614.07 Actual, \$68,785.00 Budget, \$3,170.93 Variance. Ten homeowners owe half the years dues, one owner owes it all.
 - b. Expenses – \$31,265.93 Actual, \$29,909.00 Budget, \$1,356.93 Variance. Mostly due to slow landscaping season start.
 - c. Account Balances –
 - i. Operating Account - \$34,656.49
 - ii. Savings Account - \$13,565.39
 - iii. Reserve Account - \$51,855.82
 - iv. Total - \$100,077.70

3. Townhome Landscaping Plan, Swale plan and Mission Trees
 - a. Spoke with Greg Kautz, he says Greg Held and Ben Werner may volunteer for the townhome landscaping committee.
 - b. Townhome owners overall impression of the landscaping plan is that it is good, but execution is poor.
 - c. Will send postcard to survey Townhome owners.
 - d. Eric will contact Jennifer at City Hall for Mission tree recommendation, timing and placement.
 - e. Eric will schedule the suck truck for the townhome swale water drainage test.

4. House Paint:
 - a. Will send letters to specific home owners who need to paint their houses.

5. Review of Seal Coat in 2017
 - a. Depression on front of 1518 Terrace: Will send safety letter
 - b. Crack Sealing: Approved for this year; Seal coat 2018

6. Annual Meeting: Tentatively scheduled for Thursday, October 26 at 6 p.m.
 - a. Vote on Steve's replacement
 - b. Replace Terri as Secretary/Treasurer
 - c. Budget ratification

- d. 10% HOA dues increase
 - e. Delay audit
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- 7. Next Meeting: Date to be determined: meeting will be held at David Wyatt's home at 1209 N. King James Ln.
 - 8. Adjourn: Jerry motioned to adjourn meeting at 5:00 p.m. and Steve seconded

Respectfully Submitted,
Terri Schmarr Secretary/Treasurer for EMWIII Board of Directors