



Estates @ Meadowwood III
Board Meeting
September 21, 2021, at 4:30pm
Via ZOOM

Meeting Minutes

1. Roll Call: 4.30pm

- a. Board Members:
 - i. Dale Mohlenhoff - President
 - ii. Doug Heyamoto – Treasurer
 - iii. Claudia Lopez - Secretary
- b. Homeowners: None
- c. WEB Properties: Ron White

2. Proof of Notice of meeting or waiver of notice:

- a. Waived

3. Reading of minutes of preceding meeting:

- a. Approve of September Minutes:

4. Reports of Officers:

- a. None

5. Reports of committees

- a. None

6. Election of Directors (if necessary):

- a. N/A

7. Unfinished Business:

- a. Landscaping Improvements
 - i. Bark and concrete curbing completed to scope. Remaining work to install flowers on entry island and bark mulch to all tree rings to be complete in October.

- ii. Comments received and otherwise noticed that some areas weren't included in scope (bark in small bed in townhome greenbelt and along fence west of townhomes, remove tree and stump near mailboxes and replace with tree in same area with curb). Contractor provided change order, which was approved by Board.
- b. Reserve Study:
 - i. Crack Seal Roads
 - 1. Waiting for contractor to advise of date. Ron to reach out.
- c. Townhome Backflow Inspections
 - i. Reconciling list of homes that were completed with contractor.
 - ii. Board questioned whether sprinkler blowouts are included in townhome contract, which they are. Board would like to know if contractor would offer discount to other homeowners for same service. Ron to inquire.
- d. Mission St Fence Repair – Scheduled for 8/27-9/3
 - i. Materials arrived but were not configured correctly by the manufacturer. Ron to inquire about timing of receiving correct materials and final completion of job.
- e. Annual Meeting
 - i. Board reviewed draft announcement, agenda, and Board nomination ballot. Ron to make some final revisions and send out by September 30.
 - ii. Received email from one homeowner expressing interest from her and spouse in participating on the Board. Ron to reach out and advise only one position will be open.
- f. Security Cameras
 - i. Claudia waiting for reply from HTI Systems to give a bid.
- g. Concern re multiple exits from the neighborhood for emergency purposes
 - i. Ron sent history provided by Bob Skattum for Board review.
 - ii. Ron to call adjacent HOA to the south and inquire about agreement to install a Knox Box on the gate for emergency vehicles to use.
- h. Legal opinion regarding establishing rules or restrictions around homes rented through Airbnb or similar rental sites.
 - i. Attorney opinion is that restrictions on short-term rentals may not be enforceable as it could be considered a property right.

8. New Business:

- a. Ron to begin drafting 2022 budget for Board review and subsequent adoption and ratification.
- b. Next meeting date: October 14 (Annual Meeting)

9. Adjournment: 5:43pm