



Estates @ Meadowwood III  
Board Meeting  
December 20, 2021, at 4:00pm  
Via ZOOM

## Meeting Minutes

### 1. Roll Call: 4:00pm

- a. Board Members:
  - i. Dale Mohlenhoff - President
  - ii. Doug Heyamoto – Treasurer
  - iii. Jenny Harvey-Hernandez
- b. Homeowners:
- c. WEB Properties: Ron White

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

- a. N/A

### 3. Reading of minutes of preceding meeting:

- a. Approve of November Minutes: APPROVED

### 4. Reports of Officers: None

### 5. Reports of committees:

- a. Winter Newsletter – Claudia emailed that she will have a draft for review by the Board by the end of this week:
  - i. Snow removal sidewalks/careful driving
  - ii. Fence damage
  - iii. Back gate access
  - iv. Announce Jenny
  - v. Completion of landscaping project
  - vi. Dale to send pics
  - vii. Subcommittees – Request whether other homeowners have interest in serving on subcommittees. Suggestions include:
    - 1. Social
    - 2. ARC

**6. Election of Directors (if necessary):**

- a. N/A

**7. Unfinished Business:**

- a. Landscaping Improvements
  - i. Roses last part...will be in the Spring
  - ii. Labor shortages have put them a few weeks behind where they like to be
- b. Mission St Fence Crash:
  - i. Ron submitted landscape, fence and WEB labor costs.
  - ii. Approved to proceed with landscape repairs (waiting for schedule, but expecting Spring)
    - 1. Received partial reimbursement
      - a. Total for landscaping, partial for fence repairs. SAFECO said they received a comparable bid for the amount they reimbursed. Ron received a second bid that was a little higher and will request reimbursement for the difference.
  - iii. Waiting for approval of WEB costs.
- c. Security Cameras
  - i. Claudia to get a company to give a bid.
    - 1. Ron mentioned that another HOA is looking at Flock Safety (<https://www.flocksafety.com/>). Board to review.
- d. Dale – Signed and returned approval to transfer funds from Reserves to operating in order to pay for the Asphalt Crack Fill project.
- e. 2022 Budget Review
  - i. Board adopt Budget - ADOPTED
  - ii. Choose Date for owner Ratification – Ron to choose a date in the middle of January, which will allow for time for the Board to review the announcement draft and then send to homeowners along with the ballot.
  - iii. Include Audit vote – Board approved including a vote on whether to perform an audit.
- f. Ron asked whether there would be interest to install a Dog Pot Station in the community (waste receptacle with bags). The cost would be approx. \$300 for station, plus installation, plus ~\$60 for 200 bags. Possibly place near mailboxes. Board agreed to ask dog owners if worthwhile via the newsletter.
- g. Ron asked the Board if they thought it would be worthwhile to paint a solid line or the word “STOP” on road at stop signs. Ron to get a bid from a vendor (Accurate Striping)
- h. List of preferred contractors – Ron to check whether able to add a document like this to the portal.

**8. New Business:**

a. Board Positions DECIDE NEXT MEETING.

i. President – Currently Dale

ii. Treasurer – Currently Doug

iii. Secretary – Was Claudia. Jenny offered to fill any role necessary

**9. Adjournment: 5:15pm**