Meadows-Ferndale Homeowners Association
Annual General Meeting Minutes
January 28th, 2019 6:30 pm

Call to Order: The meeting was called to order by Chuck Millard at 6:30 pm.

Taking Roll and Determination of Quorum: In order to obtain a quorum, 20% or 32 of the lots must be present in person or by proxy. There were 74 lots represented, thus a quorum was obtained.

Approval of the Minutes of the last Transition Meeting: The Minutes of the Transition Meeting held on June 28th, 2018 were approved unanimously.

Ratification of Approved 2019 Budget: The 2019 Budget was reviewed and discussed in detail before being ratified by owners present.

Election of Board of Directors: Rick Horsman was elected to join Stephanie Arnold and Chuck Millard on the 2019 Board of Directors.

Reports of the Board of Directors:
- The new website was announced www.meadows-ferndale-hoa.org
- ARC Committee is to review plans for the vacant lots and community standards.
- There will be a Board Meeting at the Horizon Middle School Library on February 25th, 2019. Subsequent meetings will be posted on the website.

Unfinished Business:
- The Association Rules and Regulations have been created. The CCR’s and Bylaws will be reviewed this year for changes.
- A Reserve Study was completed in December to provide guidelines for future repairs and replacements.
- Dog waste stations were requested. The maintenance may be added to the landscape company’s contract.

New Business:
- Lighting over mailboxes was requested and will be investigated by the Board of Directors.
- Another 25-mph speed limit sign may be added to the community.
- Significance and responsibility of privately-owned streets and courts.
- Rick asked if there may be interest in a Spring and Fall community clean up – Rick to investigate with Chuck.
- Abandoned vehicle on Rossie Ln. to be towed soon.
- Mosquito mitigation to be determined if needed.

Adjournment: The meeting was adjourned at 7:30 pm.

Respectfully prepared by Teresa Bosteter, Association Division Manager