

**THE MEADOWS-FERNDALE HOME OWNERS' ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING**

DATE: Tuesday, July 02, 2019  
TIME: 6:00 pm  
LOCATION: Ferndale Public Library

- I. Call to Order (Roll Call)

Acting as President while Chuck is out of town, Rick Horsman, Kathy Young, Teresa Bosteter (Windermere Property Management), Ellen Horsman, Dan and Kathy O'Steen, Lisa Boyles, Dennis Kaiser, Justin Sherfy, Katherine Morgan, David Nokes, Ann and Dan Lesan, Jim Gizzi, Mike and Carolyn Sherwin
- II. Approval/Modification of Current Agenda

Approved. No changes.
- III. Approval/Correction of Previous Meeting Minutes

Approved. No changes.
- IV. Reports
  - A. Treasurer: Financial Report

Actual \$36,030.72 ; variance \$5,669.28  
Kathy continues to promote owners to sign up for Appfolio. 30 are now signed up with only 13 being for autopay. HOA website still has TOPS link, needs to be replaced with Appfolio link. Some checks have come in to get homeowners caught up in their account. Windermere will be sending postcards out for people who are in arrears. Banner Bank paperwork completed, now awaiting word from them. Kathy will contact them as it has been a few weeks.
  - B. Architectural Review Committee

Dan O'Steen reports things are going well since their first meeting in February. The committee meets the 2<sup>nd</sup> Monday of the month. Forms for any projects may be found on The Meadows HOA website.
  - C. Property Manager (quarterly meetings only)

Teresa reported that there were 29 Welcome letters sent to new homeowners the first quarter of the year. List of current residents, addresses, lot number, contact information shared with Board members. Financial details regarding individual accounts to be shared at Executive Session after meeting. Teresa indicated we currently have CC&Rs and Bylaws, but need to draft Rules and Regulations. She will share samples of other HOA's Rules and Regulations so Board can create our own rules for our community. Once we have a good draft, we should distribute it to the homeowners for review before becoming final.
- V. Old Business (Updates)\*
  - A. 190225.02 Lights at mailbox. (Rick). PSE sent an engineer and we are awaiting their report that will discuss options. Still concern about the half mile from mail boxes limit for delivery of packages- one suggestion was to move the mailboxes toward center of development (so all homes are within 1/2 miles of the mailboxes- perhaps under some streetlights).
  - B. 190225.05 Preservation/Maintenance of Common Area. With contracts now signed, work has commenced of clearing areas. Having only 2 workers at a time, and them seemingly working 1-2 days a week, it might take a while- but progress is being made.
  - C. 190528.02 HOA Dues Billing System. (Kathy) New system, Appfolio, has been in effect for 32 days. Some people are reporting discrepancies between their own record keeping and what Windermere has their account showing. Teresa will look into. Still a possibility of Board Members going door to door with a welcome/information packet to ensure every homeowner is clear that HOA dues are not optional.
  - D. 190528.03 Wetland Access/Tours (Kathy) Reminder that The Meadows is private property and anyone who is not a homeowner wishing to access should request permission (of Windermere- or a board member?). Kathy communicated to Sam Wood of Eagleridge Elementary that any future tours would require the school to prove proof of liability insurance and obtain permission before planning their field trips.
  - E. 190528.04 Solicitors (Kathy) Link to city website and information regarding door to door solicitation has been shared on The Meadows Facebook page and website. Solicitors MUST have registered with the city, been fingerprinted with background check, and have their permit visible. City recommends calling 911 if salesperson is not in compliance. Religious, political and non-profit canvassing is allowed without permit.
  - F. 190528.05 Paying for Street Lights (Rick) 91% of our street lights are public, and so should be paid for by the city. PSE has no authority on this issue and it is being pursued through the city.
  - G. 190528.06 Rossi One-Way (Rick) Quoted \$1200 for installation of each speed bump. Continued

concern regarding people going up the one way street, speeding etc. and the threat of children being hit.

- VI. New Business\*
  - A. 190604.01 Wetland Bridge Repair (Rick) Vandals have damaged the bridge. Looking at getting quote to fix. Be on the lookout for anyone vandalizing our neighborhood and please report any suspicious activity.
  - B. 190610.01 Unkempt Unoccupied Lots (Rick) Vacant lots are owned by someone- contact needs to be made to find out who owns them so they can be responsible for them. One house of concern was due to death of elderly resident and then moving the surviving resident to another home. House is now listed and yard being maintained by Realtor.
- VII. Comments, Announcements, and All Other Business
  - A. Question asked about why we have private roads/lanes
  - B. Comment shared that many people are still expressing anger/frustration with NWC
- VIII. Open Forum (for Homeowner/Resident Attendees)
- IX. Next Meeting: Monday 22 July 2019, Ferndale Public Library (Meeting Room)
- X. Adjourn or Transition to Executive Session (if needed)
  - Meeting was adjourned at 7:25 and then Rick, Kathy and Teresa briefly discussed having Windermere review several accounts of concern due to residents not showing the same account information posted in Appfolio etc.

\*Note: See adjoining page(s) for further information about agenda topics.