

THE MEADOWS-FERNDALE HOME OWNERS' ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

DATE: Monday, July 22, 2019
TIME: 6:00 pm
LOCATION: Ferndale Public Library

I. Call to Order (Roll Call)

Board Members: Chuck Millard, Rick Horsman, Kathy Young. Residents: Ellen Horsman, Dan and Kathy O'Steen, Katherine Morgan, Kelli Gizzi, Jim Gizzi, Rob Young, Scott Stewart

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

Some homeowners who were in arrears are now making efforts to get caught up. The YTD income variance is unfavorable due to collections and build-outs going slower than expected, but YTD expenses variable is favorable (but will probably change). YTD net variable is favorable and there are no big issues anticipated at this time.

B. Architectural Review Committee

Dan O'Steen reports there was no meeting this month and they are current on all applications.

V. Old Business (Updates)*

- A. 190225.02 Lights at mailbox. (Rick). PSE suggested adding one light pole in the middle with a wider light array which would better illuminate the area. Cost estimate \$8,009.05. Also would need streetlight tubes, gravel for trench, and lid for covers. President Chuck requested full prospectus to see if these costs could be justified. Suggestions to light the area boxes included encouraging residents to keep a flashlight handy when they retrieve their mail in the darker winter days/nights.
- B. 190225.05 Preservation/Maintenance of Common Area. Chuck will be asking the maintenance company to see if they would be willing/able to empty any trash cans/pet waste containers. Signage was discussed with Aqua-Terr, and Corps of Engineers might have signage. The Board feels signage needs to be more specific.
- C. 190528.02 HOA Dues Billing System. (Kathy) With Windermere not sending bills to residents, homeowners may not be aware of what they owe. The Appfolio system, letters of arrears being sent and Facebook posts/reminders seem to have a few people getting caught up. Kathy will check in with Windermere to see if there are any other ideas. It IS the responsibility of the real estate agent to let potential buyers know The Meadows is an HOA community.
- D. 190528.03 Wetland Access/Tours (Kathy). Reminder that The Meadows is private property and anyone wishing to access should request permission. 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. Kathy will check in with Eagleridge in September to remind them to provide proof of liability insurance well before any planned outings. ITEM CLOSED.
- E. 190528.04 Solicitors (Kathy). Link to city website and information regarding door to door solicitation has been shared to The Meadows Facebook page and website. Solicitors MUST have registered with the city, been fingerprinted 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. ITEM CLOSED.
- 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. Chuck will visit City Hall for more information.
- G. 190528.06 Rossi One-Way (Rick). Quoted \$1200 for installation of speed bump. Continued concern regarding people going up the one way street, speeding etc. and the threat of children being hit. With Rossi being a private lane, The Meadows does not need permission

from the city to make any changes to the street. Discussed additional signage, speed bumps, speed humps, directional traffic spikes. Next step will be talking to people who live on Rossi and Brian Ct. to see what options they prefer. Also, Rick will talk to Eric Weden about the original intent of connecting Rossi Lane with Brian Court.

- H. 190604.01 Wetland Bridge Repair (Chuck). 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. Nuisance activity should be reported to the HOA president. Unlawful activity should be reported to the Ferndale Police. Chuck provided photos of the damage and will be meeting with a company to get a bid.
- I. 190610.01 Unkempt Unoccupied Lots (Rick). Vacant lots are owned by someone- contact needs to be made to find out who owns them and ensure they are maintaining them. Rick and a rep from Windermere toured/inspected vacant and unkempt lots. Windermere must see the lots themselves before a Notice to Comply (NTC) is sent. The lists will be compared and consolidated, leading to a decision about whom to send NTC letters.

VI. New Business

- A. 190702.01 Association Rules and Regulations (Kathy). August 1-30 will provide homeowners with an opportunity to weigh in on the creation of R&R for our community. The Board will host a special meeting to initiate input from homeowners. An invitation will be posted on the website, Facebook page, possibly having the Board go door-to-door, and/or having a letter sent. The Board will compile input, send/share with residents, then in September the Board will vote on the R&R. Kathy will check in with Windermere as to the cost involved in mailings.
- B. 190712.01 Newsletter (Kathy). Subcommittee formed to discuss/plan a community newsletter and best way to distribute and how often. Kelli Gizzi volunteered to work on this.
- C. 190712.02 Automatic Notices of Web Page Change. (Chuck). Initial cost \$100. Possibility of using Mail Chimp, having people "opt in" to receive notifications. Include Privacy Notice Disclaimer?

VII. Comments, Announcements, and All Other Business

- A. Homeowner shared that frustration continued with NWC and a lawyer has been contacted. Chuck stated that the Board is aware of the controversy, and that legal was contacted and Board was informed that it should not get involved and that any involvement may nullify indemnity.

VIII. Open Forum (for Homeowner/Resident Attendees)

A comment was made that there was a political sign posted on community property. As the HOA takes no political stance, any signage on shared/community property should be removed.

Concern was voiced about cement trucks hosing off debris into vacant lots and that there might be run-off into the protected wetland areas.

IX. Next Meeting: Monday 26 August 2019, Ferndale Public Library (Meeting Room)

X. Adjourn or Transition to Executive Session (if needed)

Meeting was adjourned at 7:15PM

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