

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

DATE: Monday, September 30, 2019  
TIME: 5:30 PM  
LOCATION: Windermere Property Management

I. Call to Order (Roll Call)

Board Members: Chuck Millard, Rick Horsman, Kathy Young. Residents: Ellen Horsman, Dan and Kathy O'Steen, Daniel Morgan, Ken Rae, Teresa Bosteter from Windermere Property Management.

Announcement from Chuck that interaction by residents would be limited during budget presentation. Homeowners may observe and then weigh in before final vote by the Board.

II. Approval/Modification of Current Agenda

Approved. New Business 190920.01 Budget Strategy for 2020 will be first for discussion.

III. Approval/Correction of Previous Meeting Minutes

Approved. No changes.

IV. Budget

Teresa went line by line through the proposed budget. After a brief discussion, the Board voted on and approved the budget. It will be sent out October 20, 2019 for homeowners to review and weigh in at the Annual General Meeting on December 9. If 51% of homeowners reject the budget proposal, the Board must re-work it. Otherwise, the budget will be ratified and become official.

V. Reports

A. Treasurer: Financial Report  
None given (subsumed by 2020 budget discussion).

B. Architectural Review Committee  
Dan O'Steen reports there were four items dealt with this month, all responded to quickly. A home generator installation, color selections for several lots. Lot 107 had begun construction without permission, but it was dealt with quickly and courteously. Lot 30 is seeking a retaining wall due to erosion issues. ARC recommended submitting their plan through the HOA website and to also reach out to the city to find out what is needed, as it involves an easement.

V. Old Business (Updates)

A. 190225.02 Lights at mailbox. (Rick). Three banks of four mailboxes, two issues. Inability of mail carriers to deliver packages to homes more than half a mile from the physical mailboxes and poor lighting at current site. Possibility of moving 1-2 banks near Josie Lane which would ensure boxes would be closer to the residents who are outside that half mile marker. Postmistress and mail carrier are supportive. Would we need to apply for any permit to move them? Rick spoke to WRS, who put in development's sidewalks and streets and they could provide a bid for concrete pads should the bank be moved. Regarding lights- Solar might be an option for the existing setup. Estimate of \$3,000 for one light versus \$9,000 for one from PSE (does not include excavation etc.). Lighting would not be an issue for proposed new location as there is already adequate lighting in place. Will look into which homes would be impacted, cost of new pad etc. Flashlights are still the cheapest option and residents who are concerned are advised to keep one in their vehicle or with their mail key.

B. 190225.05 Preservation/Maintenance of Common Area. (Chuck). The two footbridges are still awaiting repair, but WRS indicated they would arrive tomorrow to look after them- at no cost. The pet waste stations are in the works, hardware selected and on order. Windwood would ensure they were stocked with bags and emptied for an additional \$50 per month added to their existing contract. Additional Wetlands-related signage is being looked into; we are awaiting quotes.

C. 190528.06 Rossi One-Way (Rick) Rick spoke to the former Ferndale Fire Chief and Rossi was the driveway to the old farmhouse. The street cannot be blocked due to not having a cul-de-sac for turnarounds for any fire or rescue vehicle. Would removable bollards be permitted? Speed bump or speed hump (wider and not as tall) would be permitted, but would need to install a "traffic calming" sign to alert drivers. Speed limit through Monument is 25 mph. That would be too fast for a private street and alley like Rossie

D. 190702.01 Association Rules and Regulations (Chuck) The document is almost complete. Teresa will review and advise and then we will send it out (via email?) for all homeowners to review and offer input. The Board has ultimate say over approval.

E. 190712.01 Newsletter (Kathy)

Kathy has been working with Kelli Gizzi to explore the possibility of a quarterly newsletter. It would require an email address to set up and use MailChimp which would give us a template to create a shareable newsletter. Content being discussed. Windermere is familiar with this form of communication and we could just send one completed newsletter to them and they could send it as an attachment and allow people to "opt in" to continue receiving it. Katherine Morgan might be willing to assist, as well as Marcy at Windermere.

VI. New Business

A. 190920.01 Budget Strategy 2020- See above.

VII. Comments, Announcements, and All Other Business

Still some concern about parking in the streets, especially when an owner has an open driveway they could park in. The HOA cannot go against any city municipal codes and so as it stands, there is nothing we can do for people who choose to park in the street. However if a vehicle is parked longer than 24 hours or attempt to slightly move their vehicles (chalk mark trick) to avoid penalties, may be subject to fines.

VIII. Open Forum (for Homeowner/Resident Attendees)

None.

IX. Next Meeting: 6:30 PM, Monday 28 October,2019, Ferndale Public Library (Meeting Room)

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

Executive session not required.  
Meeting was adjourned at 6:48PM