

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

DATE: Monday, October 28, 2019
TIME: 6:30 PM
LOCATION: Ferndale Public Library (Meeting Room)

- I. Call to Order (Roll Call)
Chuck Millard, Rick Horsman, Kathy Young. All Board Members present.
Ellen Horsman, Katherine Morgan, Edward Ward, Ann and Dan Lesan, Dan O'Steen, Ken Rae, Cindy and Charlie Frakes, Kay and Calvin McCall
- 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
Income and expenses both under budget: Positive net variance. Kathy will call Windermere to get report on status of homeowner payment of monthly dues.
 - B. Architectural Review Committee: ARC Activity Report
Dan O'Steen reporting. Lot 88 approved for fence. Lot 144 plan approved (Ken Kramer).
 - C. Property Manager (quarterly meetings only)
No report (not a quarterly meeting).
- V. Old Business (Updates)
 - A. 190225.02 Mailboxes (Rick)
Two issues: (1) poor lighting makes it difficult to see numbers on box in the wintertime, and (2) dark field behind boxes may leave people feeling apprehensive about their safety at night. Rick spoke to Chris (mail-carrier) and Julie (postmistress). Union contract is what prohibits package delivery to phase 3 homes (cannot be more than half mile from the postal box). No packages delivered to these homes M-F but will get deliveries on weekends due to non-union drivers those days, Proposing moving 1-2 banks of mailboxes to area near wetlands on right side of street, under second streetlight. Could add a solar light over boxes that remain. Rick will prepare a formal proposal. Motion to proceed with this project was approved.
 - B. 190225.05 Preservation/Maint of Common Areas (Chuck)
Four pet waste stations were installed this month. Windwood will service them at a cost of \$50 per month. Additional signage will be going in to remind neighbors to pick up after their pet, not to litter and that permission is needed to use the trails for anyone not living in The Meadows. Estimated cost of \$225 per sign (installed). Approved. Chuck will ask if the sign company can create a digital file of the sign for possible future needs.
 - C. 190528.06 Rossi One-Way (Rick)
Issue is narrow street, and people both speeding and going the wrong way up the one-way street. Many options considered, and many were not viable options. Proposing to start with less onerous options like signage indicating speed is to be 20 mph, and "Slow- children at play" type of signs. Suggest having Wrong Way/Do not Enter signs at bottom of Rossi (being posted on front and back of the sign). If this additional signage does not appear to be effective, we will look at installing speed bumps or speed humps. Rick will speak to neighbors impacted by this issue (those living on Rossi and Brian) and take informal vote of their preferences. Board approved moving ahead with this project with the preparation of detailed planning and budget.

- D. 190702.01 Association Rules & Regulations (Chuck)
Little input from owners, but a lot from Board members in response to the letters sent requesting input into the Rules and Regs. Chuck will meld the suggestions and should have a report ready in the next few weeks. This report will be sent to full membership for a 60 day review period. A future HOA Board meeting will provide homeowners a chance to weigh in before the Board votes and finalizes the Rules and Regulations.
- E. 190712.01 Newsletter (Kathy)
Kathy showed a photocopy of The Meadows's first newsletter, delivered electronically via Windermere. The goal is to keep our community engaged, informed and glad to be a part of the neighborhood. Next edition is scheduled for January/February. This agenda item is CLOSED.

VI. New Business

- A. 191014.01 Results of Playground Voting (Chuck)
The membership was offered an opportunity to participate in a "strawman vote" to explore whether there was interest in putting in a tot-lot. This opportunity was announced via Email, US Postal Mail, Facebook, and the HOA Website. Pros and cons were shared and 9% of those who voted said "yes" with 91% saying "no". The issue has been CLOSED due to lack of support from owners.
- B. 191014.02 Speeding on Neighborhood Streets (Chuck)
Speeding concerns brought the FPD radar recording device to The Meadows some months ago, but the report indicated very few violations. Quite a bit of concern has been voiced recently and so we will remind our neighbors to please slow down and do our part to keep everyone safe. If you see or witness unsafe driving, please document and report so we can provide the city with evidence of dangerous or unsafe drivers and we can perhaps work with the city for solutions.
- C. 191018.01 Handyman List (Chuck)
There has been a request to compile a list of reliable, efficient handymen/skilled tradesmen for our neighbors to reach out to. This would be by recommendation/referral only, no advertising. While this would be of great use to have on our website, Chuck will check with legal to see how this might work and whether we might need a disclaimer etc.

VII. Comments, Announcements, and All Other Business

- A. Snow Removal
Rick shared that he and Dan O'Steen had met with a snow removal company and had acquired a bid for a "per push" contract. 2" to 4.9" would be \$500 and up to 7" \$750. This would be an "as needed" service to keep the private roads such as Josie and Rossi and the blacktop to homes backing onto Thornton cleared of snow, but service would not include clearing sidewalks. Chuck will submit to attorney for approval.
- B. Email Announcements
Windermere email "blasts" may be sent to keep homeowners up to date on any important information/updates to the website.

VIII. Open Forum (for Homeowner/Resident Attendees)

- A. Meeting with Builders
It was suggested there be a meeting with as many of the builders as possible to discuss issues of general concern such as speeding, trash. Felt to be a good idea, but probably best that meeting be only with the Directors so as to not be too intimidating to the builders. Approved
- B. No additional discussion

IX. Next Meeting: 6:30 PM, Monday 18 November 2019
Ferndale Public Library (Meeting Room)

X. Adjourn (or Transition to Executive Session if needed)
Meeting adjourned at 7:30pm. No Executive Session.