

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

DATE: Monday, November 18, 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, Harcharan Singh

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

Things looking good as we start to wind down the year. Will look at how the accrual accounting will affect reporting of contract billing such as for snow removal and wetland maintenance for next year's budget sheets. Kathy's call to Windermere indicated very few homeowners in arrears.

B. Architectural Review Committee: ARC Activity Report

No ARC members in attendance. Rick shared that the ARC meeting had been canceled this month due to no new applications. Lot 133 broke ground without prior approval from the ARC and was asked to cease until approval was granted. Plans have been submitted and are under review.

C. Property Manager (quarterly meetings only)

No report (not a quarterly meeting).

V. Old Business (Updates)

A. 190225.02 Mailboxes (Rick)

Rick will be meeting with the Postmistress next week to discuss moving ahead with the relocation of the mailboxes. City Ordinances must be followed in moving banks/clusters of postal box to further in the development so that they may receive packages. Rick will look at those regulations as well as potential costs incurred by the HOA for re-keying boxes, solar street light, the moving of the boxes etc.

B. 190225.05 Preservation/Maint of Common Areas (Chuck)

ATSI completed their fall monitoring on the health of the wetlands and their report should be available in early December. Final estimates for additional signage have yet to be submitted. Regular walking on the trails indicates that dog waste is being disposed of in the stations that were installed last month.

C. 190528.06 Rossi One-Way (Rick)

Concern has been expressed that the plan may involve too many signs, so the Board will review which will be the most important. 20 mph will be the new recommended speed limit. Mock up of signage was shared. Rick will present plan to affected homeowners (Rossie Lane and Brian Ct) for their input. Final contracts will be obtained and we will hopefully have everything installed, operational, and paid for during this year's budget.

D. 190702.01 Association Rules & Regulations (Chuck)

Chuck shared the latest draft today for the rest of the Board, Windermere and attorney to review. Once approved, the document will be mailed to all homeowners for a 30-day review period. At the end of those 30 days, homeowners will have an opportunity to share opinions at a meeting with the Board. Then the Board (only) will vote.

- E. 191014.02 Speeding on Neighborhood Streets (Rick)
Rick researched and got quotes for the installation of solar speed indicators. These 11-12 inch indicator lights would flash a vehicles speed, with the hopes of people being more mindful and in turn, reducing their speed though our community. The speed indicators are programmable either directly or remotely and able to provide statistics about speeds. Estimated cost for 2 lights is \$8,500.
- F. 191018.01 Handyman List (Chuck)
Upon checking with the HOA attorney, and getting the go-ahead, we can proceed with assembling a Handyman list for our neighbor's consideration when they are looking for people in the trades. The list will include a disclaimer so the HOA would not be liable for unsatisfactory results. Every business person on that list would be vetted as thoroughly as possible by the Board members.

VI. **New Business**

None.

VII. **Comments, Announcements, and All Other Business**

- A. Snow Removal
Rick informed the Board that the contracts for snow removal have been signed.

VIII. **Open Forum (for Homeowner/Resident Attendees)**

No additional discussion.

IX. **Next Meeting: 6:30 PM, Monday 9 December 2019**

Ferndale Public Library (Meeting Room)

Note: this will be the HOA Annual General Meeting.

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

Meeting adjourned at 7:06 pm.

No executive session.