

# THE MEADOWS-FERNDALE HOMEOWNERS' ASSOCIATION

## ANNUAL GENERAL MEETING -- MINUTES

DATE: Monday, December 9, 2019  
TIME: 6:30 PM  
LOCATION: Ferndale Public Library (Meeting Room)

- I. Taking roll and determination of quorum  
Chuck Millard, Rick Horsman, Kathy Young. All Board Members present. Teresa Bosteter Windermere Property Management present.  
Quorum requirements satisfied.
- II. Approval of the January 28, 2019 Annual General Meeting minutes  
Approved. No changes.
- III. Report(s) of the Board of Directors  
President Millard reported to homeowners in attendance regarding tasks and projects that are completed and continuing.

### Completed (2019 accomplishments)

1. Budget. Met budget objective goals: Net variance favorable (income exceeds expenses). Substantial bills coming in but will finish the year in the black.
2. Reserve Study. Commissioned and completed. This study forecasts and estimates future repairs and maintenance. Money must then be set aside to cover these anticipated costs.
3. Abandoned Vehicle: Rossi Lane. Worked with police to determine course of action. Vehicle tagged and towed. Have established a process to address such problems in the future.
4. Contracts: Contracts negotiated with landscape companies for maintenance both inside and outside the wetland area. Contracts signed with company for monitoring of and reporting on the condition of the protected wetlands.
5. ARC Process: Defined and initiated. Recruited 4 members who meet regularly to review plans for homes as well as projects such as sheds, fences etc. initiated by homeowners and builders.
6. Website: Developed and activated. Homeowners can find meeting agendas, minutes, annual budget governing documents, general announcements, etc.
7. Newsletter: Designed and initiated quarterly newsletter. Team of 4 volunteers will produce and it will be mailed to homeowners via Windermere Property Management.
8. Storm Damage: Assessed and repaired winter storm damage, repaired Horizon Middle school fencing. Tree Health: Trees on property were inspected and those needing attention were pruned or removed.
9. Speeding: When concerns raised, police brought in portable radar wagon. Upon reviewing data, opinion from FPD was "No speeding issue".
10. Wetland Footpath: Installed 4 pet waste stations, maintained by Windwood Landscaping. Wetland Bridges: Damage repaired by WRS at no cost to HOA.
11. Rules and Regulations: Homeowner input solicited and received. Draft currently under Board review. Will send to homeowners for review prior to adoption at a later Board meeting.
12. Playground: Homeowners expressed interest and the Board looked at pros and cons and took a strawman vote. Results were 91% opposed. 9% in favor. Issue closed.

Continuing (2020 challenges)

1. Mailboxes: Discussion of moving the boxes which service Jenjar and April Lane closer up Monument to ensure all residents are within the half mile delivery zone required by the Post Office. Improvements to lighting being discussed as well.
2. Rossi One-Way: Assess speed and safety concerns near Brian Court. Signage is ready to install and will monitor its effectiveness and whether other options are needed.
3. Handyman List: Homeowner-recommended, reliable and respected. Will be posted to website.
4. Speeding: Continue to monitor and assess. Solar-powered speeding monitor likely. We have quotes, but no contract yet. Considering installation of a single monitor to assess impact.
5. Wetland Footpath: In process. 4 signs announcing rules ("Code of Conduct") for using Wetland footpaths. Our HOA is responsible for any damage incurred, unless the person who causes damage can be identified.

IV. Ratification of the Board-approved 2020 budget

After a brief discussion, the 2020 budget was ratified.

V. Election of Director (1)

Kathy Young was elected to fill the Board vacancy.

VI. Unfinished business

The Board deferred its discussion of "Old/Unfinished" business to next monthly meeting.

VII. New business

This agenda item was used for comments and discussion from the floor (members attending).

1. Mailboxes. Additional discussion about the relocation and lighting of the mailboxes.
2. Budget. Confirm that the "Special projects" category in the budget will fund such things as the mailbox relocation and speed monitoring devices.
3. Budget surplus. Confirm that the surplus will go to the Reserve Fund.
4. Complaints. Discussion about how to handle and/or mediate complaints from homeowners and residents. This discussion will be continued at future monthly meetings.

VIII. Next Meeting: 6:30 PM, Monday 27 January 2020

Ferndale Public Library (Meeting Room)

IX. Adjournment

The meeting adjourned at 7:35 PM.

The Board met briefly with WPM and signed the "Establishment of Officer Positions" for 2020.