

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

DATE: Monday, January 27, 2020
TIME: 6:30 PM
LOCATION: Ferndale Public Library (Meeting Room)

I. Call to Order (Roll Call)

In attendance: Chuck Millard, Rick Horsman, Kathy Young (all Board members present). Ken Rae, Calvin and Kay McCall, Charles and Cindy Frakes, Ellen Horsman, Katherine Morgan, Ann and Dan Lesan, Mike and Carolyn Sherwin.

II. Approval/Modification of Current Agenda

Agenda approved w/o changes.

III. Approval/Correction of Previous Meeting Minutes

Minutes approved w/o changes.

IV. Reports

A. Treasurer: Financial Report (Kathy)

As more houses are sold and families move in, Expenses and Net Variances remain positive, meaning income is higher than budget/expenses. December Net Variance was \$135 and end of 2019 was Net Positive balance \$224. General and Administrative costs were higher than budgeted due to increased communication to homeowners (mailings of Rules and Regulations etc.). Electricity/Water/Sewer came in under 2019 projected budget, and 2020 budget will reflect lower numbers. Landscape and Landscape Special Projects were higher than anticipated due to the February 2019 wind storm that knocked down trees on Rossi. A subsequent review of other trees in the development prompted other tree removal.

B. Architectural Review Committee: ARC Activity Report

No ARC committee members in attendance, so Rick reported that there are two new applications, submitted by Ken Kramer for lots 111 and 112. Plans are similar to others submitted and approved prior. The Board approved these applications.

C. Property Manager (quarterly meetings only)

No Property Manager Report required for this meeting.

V. Old Business (Updates)

A. **190225.02** Mailboxes (Rick)

25 Homes (lots 131-155) are more than half a mile away from the main cluster of mailboxes and per the mail carriers' union contract, they are unable to have packages delivered to their doors. A bank of mailboxes will be moved further up Monument Drive to allow residents on Jenjar and April Lane to receive their packages. Rick has a document listing all house numbers and streets in numerical order and will share with post mistress. Making this transition will require ALL homeowners to turn in their keys, and have a two-day hold placed on their mail. Details are being worked out and will be shared ASAP.

B. **190702.01** Association Rules & Regulations (Chuck)

All homeowners were provided a copy of suggested Rules and Regulations for The Meadows and asked to review and provide comments and suggestions (if any). All homeowner inputs were reviewed and almost everything was accommodated, and the document was amended. The Rules document was reviewed by a resident lawyer, who offered language-use suggestions that were also incorporated. This updated document has been carefully reviewed by all Board members, the Property Management company and the Property Management lawyer. The Motion to Adopt was approved by the Board. A copy of the final Rules document will be sent to Windermere, posted to the website, and homeowners will have a hard copy sent to their home address via email and USPS.

C **191014.02** Speeding on Neighborhood Streets (Rick)

It appears the Rossi One-way issue has been rectified by having the new signage installed. Only one incident has been reported since the signs went up. Some questioned the height of the signs. They are installed in accordance with the current statute which states they need to be a certain height above ground level. Speeding on Monument Drive continues to be an issue however and research is still being done into purchasing solar-powered informational speed detectors. These would flash speed being driven, record this information. The units store data, which we can use to identify trends which could invite police presence to more closely monitor. The units being considered do not take any vehicle-identifying photos or video. Wholesaler in Portland quoted \$8,000 for the two units, but the bid to install is about the same cost as the two units. Will explore options to look for better price for installation.

D **191018.01** Handyman List (Chuck)

Not much of a list assembled so far. Neighbors invited and encouraged to share any handyman/tradesperson that has provided exceptional/reliable service. We are looking for plumbers, electricians, painters...any person or business recommended will be vetted by the HOA, checking state licensing etc. and this list would be available on the website to assist our homeowners with household projects.

VI. New Business

A. **200115.01** Snow Removal (Rick)

The City of Ferndale has a Snow Removal Priority Route (detailed map of said route may be seen on the city website). Thornton Rd to city line is on that priority route and ends just outside (west of) our development. Once priority routes are completed, then snow plows continue on the rest of the roads, but during daylight shift hours only. At night, they only plow the designated priority routes. As Rossi and Josie Lanes are private roads, the city is not obligated to plow them. But some of our public streets are small, and may not be plowed by the city as early as Monument and Jenjar. The HOA has contracted with a local landscaping company who also provides snow removal services and they will be available on an "as needed" basis to plow our private roads and shared driveways. Charges are based on the depth of the drifted snow. We will look into cost of having Brian Court added when needed as it seems to be the last street cleared, and is very prone to deep drifting. Cost of last month's snow removal was \$634.

B. **200121.01** Spring Cleanup & Wetland Tour (Kathy)

The Board is considering organizing an informational walk through the wetland trails to learn more about how to be the best stewards of this feature. In conjunction with the tour, homeowners would be doing a cleanup of trash and recycling that has blown into the area over the winter -- with a possible potluck or BBQ afterwards as well. Will contact Squalicum and AquaTer to see what restrictions may be in place as far as walking into the wetlands to get to any trash that needs to be removed. Plan to investigate builders' role in cleaning up their lots as well. Using vacant lots for construction waste is not permitted.

C. **200121.02** Reserve Study Update (Chuck)

The purpose of this state-mandated study is to ensure we are aware of future common area maintenance requirements and have enough funds in reserve to pay for them when and as needed. The maintenance items include private streets, common driveways, wetland bridges, gravel for pathways, signage etc. The January 11th study completed by Pacific Crest Reserves, revealed no new projects (from the last study), but updated the estimates for cost, inflation, tax and interest rates, etc.. Under current funding profile, we were projecting a future shortfall, but had some surplus operating cash from previous years, so will be transferring \$30,000 of that surplus to the Reserve Fund to ensure that the future obligations are fully funded and will not require a special assessment. Measure so approved by the Board.

VII. Comments, Announcements, and All Other Business

No additional business.

VIII. Open Forum (for Homeowner/Resident Attendees)

No additional discussion.

IX. Next Meeting: 6:30 PM, Monday 2 March 2020

Ferndale Public Library (Meeting Room)

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

No executive session required.