

**THE MEADOWS-FERNDALÉ HOMEOWNERS' ASSOCIATION
AGENDA FOR BOARD OF DIRECTORS MEETING**

DATE: Monday, March 2, 2020

TIME: 6:30 PM

LOCATION: Ferndale Public Library (Meeting Room)

I. Call to Order (Roll Call)

Rick Horsman, Kathy Young. President Chuck Millard absent.
Ken Rae, Ellen Horsman, Katherine Morgan

II. Approval/Modification of Current Agenda

Approved without change.

III. Approval/Correction of Previous Meeting Minutes

Approved without change.

IV. Reports

A. **Treasurer: Financial Report** (Kathy)

Under Accrual Accounting, you take the full year's budget and apply 1/12 of that to the budget to each month. Not all expenses are uniform throughout the year, some being seasonal (landscaping, snow removal etc.). Our expenses were all as budgeted- but with two exceptions. Our maintenance budget was \$2125 and actual was \$564 (wetlands), resulting in a positive variance. Our Contract Services were budgeted for \$2728 and the actual was \$4120 (Landscape \$3413 and Snow removal was \$707). Expense greater than budgeted; a negative variance- but expected.

B. **Architectural Review Committee: ARC Activity Report**

ARC Activity Report given by Rick this month. Lot #155 has been sold and the plans are ones that had been approved previously, so they are ready to go -- a Ray Gill project. Lot #148 has submitted plans for some landscaping work and installation of a BBQ. Approved, but cautioned owners will need to see if permit needed from the city for the BBQ. Lot #56 has plans for a retaining wall and fence. ARC has approved the project but turned down the request for attaching mesh/screen fencing to the existing split rail fencing that borders the wetland.

C. **Property Manager Report** (quarterly meetings only)

Teresa has taken a position in Seattle and Marcy McKay will be taking over her role as Meadows property manager.

V. Old Business (Updates)

A. **190225.02 Mailboxes** (Rick)

No new updates. Rick will reach out to our Postmistress to see if we can begin moving ahead soon.

- B. **191014.02 Speeding on Neighborhood Streets** (Rick)
It appears Rossi One-way issue has been rectified by having the new signage installed. Only one incident reported since the signs went up. Still under consideration is the radar speed detector for Monument. It is felt that due to the high cost of installation, the Board will wait to see if the speeding remains a problem after construction is completed, and if so, look at this again. Part of the reluctance to move forward is not only the cost, but uncertainty about who is actually responsible for the speeding: contractors or homeowners.

- C **191018.01 Handyman List** (Kathy for 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, bonding, insurance, etc. and this list would be available on the website to assist our homeowners with household projects.

- D **200121.01 Spring Cleanup & Wetland Tour** (Kathy)
Kathy will look over Board correspondence to determine Board availability and then share with Rick, who will reach out to AquaTerr to find out if they are willing/able to lead a tour of approximately one hour before a neighborhood clean up commences. Optimal day of the week would be Saturday as to not interfere with church commitments. Preferably late April or early May. The WA Department of Ecology has confirmed that entering the wetland for such a cleanup is acceptable.

VI. New Business

- A. **200223.01 SUV Abandoned on Josie Lane** (Rick for Chuck)
Abandoned vehicles on private roads bring challenges. This vehicle was not reported stolen, but apparently was abandoned because of a flat tire during the commission of a robbery of tools in a house that was under construction by NWC. The tools were still inside the vehicle. The Ferndale Police Department was notified, tags were run, the owner notified but did not respond, so the vehicle was towed. NWC retrieved their stolen tools from the towing company.

- B. **200223.02 Pet Behavior Management** (Rick for Chuck)
Several homeowners had reached out to the Board to express concern about roaming cats and having the cats kill birds, leave their waste in the wetlands etc. The Board researched this issue and posted the findings on the website and Facebook page. The topic generated some passionate comments, in response to which the Board created a document that explains the purpose and action of the Board. It is not to "police", nor to be "anti-" boat, dog, or cat...it is to respond to neighbor's concerns and ensure that we are compliant with all applicable laws and regulations. As neighbors in The Meadows, we have all agreed on living by a set of rules, and the Board is obligated BY LAW to look into any issue which may violate those rules.

- C. **200223.03 Enforcement of Governing Documents** (Rick for Chuck)
The Rules and Regulations were approved and passed in January 2020 and there have been several NTC (Notice to Comply) letters sent. Several neighbors have already come into full compliance; but several have not. Follow up letters may be sent soon for a second "reminder" that they are in violation of one of the agreed upon Rules and Regulations.
- D. **200223.04 Little Free Library** (Kathy)
One of the homeowners asked about providing a Little Free Library and Kathy looked into it. The City of Ferndale Planning Department indicated no permit would be needed, but to check on utilities before any dig, and to let them know before we start the project.
- E. **200224.01 Wetland Walking Path Refurbishment** (Rick)
Army Corps of Engineers has confirmed that we may bring in gravel to make some of our trails (with the bigger rocks) more safe for walking. Rick and Kathy will walk the trails and identify the areas best suited for the extra gravel.

VII. Comments, Announcements, and All Other Business

A homeowner expressed curiosity at how far back the house on lot 133 was placed. Rick will check. Work going on in the wetlands by Squallicum-planting/re-planting wild roses and snow-berries.

VIII. Open Forum -- for Homeowner/Resident Attendees

(before first speaking, please ID yourself by name and address)

Board resolution that before any guest speaks at a Board meeting, they should identify themselves by stating name and address.

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

Ferndale Public Library (Meeting Room)

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

Meeting was adjourned at 7:24PM.