

THE MEADOWS-FERNDALE HOMEOWNERS' ASSOCIATION

Minutes for 2021 Annual General Meeting

DATE: December 20th, 2021

TIME: 6:30 PM

LOCATION: Held via Zoom™

1. Call to Order (Roll Call) and Determination of Quorum

- a. Attendance. Chuck Millard, Kathy Young, Chris Chappell, Dan and Kathy O'Steen, Rick and Ellen Horsman, Ann and Dan Lesan, Ken Rae, Calvin and Kay McCall, Kathy Healey, Cindy and Charlie Frakes, Dan Souder, Greg Fitzgearld, Derick and Lena Krutsinger, David Hall, Carolyn and Mike Sherwin, Sophia Dossland. Representing Windermere: Rebecca Carr and Ashley Pryor.
- b. Quorum. Number of units represented: 16 in person on zoom, 15 by mail-in absentee ballot, and 1 mail-in proxy. Total = 32. The quorum was achieved.

2. Approval of the 12/18/20 Annual General Meeting Minutes

- a. Approved. No changes.

3. Reports of the Board of Directors

- a. **President's Report:** Chuck provides summary of key 2021 events and projects for 2022, including:
 - i. Parking and Speeding continue to be a topic of discussion among neighbors, but the analysis of speed monitor data by the Ferndale Police Department indicates that while we do have some vehicles speeding, it is not enough to be officially considered a "problem". If any neighbor witnesses unsafe driving, they are encouraged to call 911 and inform that the call is a non-emergency. The Board will continue to monitor the situation. Keep in mind that all our streets are public except for Josie and Rossie.
 - ii. The mailbox relocation project was completed successfully thanks to Rick Horseman. A new bank of mailboxes was installed to ensure neighbors on April Lane, and the south part of the development could receive their packages/mail more conveniently. Still to come: lighting for the northern mailboxes.
 - iii. Planting strips between the streets and the sidewalks have looked sad, mostly due to the hot and dry summer. The Board asked Ann Lesan to research this issue and present options. Her conclusions and recommendations were presented to the Board and were accepted. This area will be assigned to a different contractor who provided a more detailed, cost-efficient, and credible plan
 - iv. Fence hedges have been growing too high and too close to the split rail fences resulting in foliage crossing into homeowners' property. Responding to a solicitation, ATSI submitted a proposal to fix this problem and the Board accepted. ATSI will trim these plants down to or under fence-line. They will also be attending to the walking trails.
 - v. Tree planting by ATSI is due to an audit which showed we do not have the number of trees mandated by the Department of Ecology (DOE) and Corps of Engineers (COE) for our natural growth areas. This was part of the agreement between the builder and the City to develop the property. We need to comply with the DOE/COE rules or face potential fines.
 - vi. Handrails for the long footbridge on the walking trail will be a new project. Chuck heard back from the City of Ferndale that they would not have an issue with us installing them. People

have noted that the bridge can be slippery when wet or frosty and so we feel this is a safety concern that should be addressed.

- vii. Pests in the development, specifically wasps, bees, aphids, and aquatic plants are being addressed with the landscaping companies that serve our community. The Board made several calls to remove wasp nests along the boulevard trees. It was also noted that we have aquatic plants growing in the ponds, and these particular plants may eventually cover the water, thus shutting out the sunlight and impacting other plants and species living in the water. These plants need to be kept in check, but the Board will do its best to ensure that only eco-friendly measures are used.
- viii. Nubgaard Development will continue to be monitored. There is nothing new to report at this time. We anticipate that when Chloe Lane is punched through to connect the developments, we may have increased traffic issues.

b. Discussion with owners

- i. Ann Lesan suggested that the developer should have put in the required number of trees (see paragraph 3.a.v. above. While true, the effort to get them to pay for compliance is likely to cost more in legal fees than it's worth – and take too long. In the interim, since responsibility has already transferred from the Developer to the HOA, we would receive the penalties – not the developer.
 - ii. Rick Horsman asked about the trail systems being a part of the municipal trail system. This was one of the original agreements between the city and the developer to enable the development to proceed. We are working on changing the trail signage to reflect this new understanding. Rick also asked about RV/large vehicle parking. CC&Rs are clear that there should be no more than two vehicles per driveway and there is a one-ton rating limit for each such vehicle. The issue of large and/or commercial vehicles parked in driveways has been brought to the attention of the Board several times and the Board is searching for clarity about the restrictions and possible remedial actions.
 - iii. Mike Sherwin noted that the gold truck that had been parked on Monument at the mailbox/Brian curve is no longer there. Many neighbors had expressed concern over safety issues related to the truck parking on the curve. Hopefully it will not return.
 - iv. David Hall asked about parking of large vehicles that neighbors might use/need for work. Chuck clarified that regardless how the vehicles are used, they must comply with the rules and restrictions.
- c. **Treasurer's Report:** Kathy Young reported that our finances remain strong and healthy and are always closely monitored. For General Administrative spending our Actual and our Estimates were very close. Contract services increased due to the watering of boulevard trees during the very hot and dry summer.
- d. **Architectural Review Committee Report:** Dan O'Steen has chaired this committee since December 2018 and shared that this year was our busiest with 3-4 applications per week in May alone. There was a total of 54 applications submitted, with the majority being for landscaping and fencing. The ARC has a very impressive turnaround time, only 2-3 days. It is important to submit a request for any project as the ARC can help ascertain if a plan is compliant with applicable codes, acceptable to the city of Ferndale and our own CC&Rs. Dan also thanked his team, Dan Morgan and Jim Gizzi for their efforts.

4. Ratification of the Board Approved 2022 Budget

- a. Chuck explained the process for developing the 2022 budget, looking at past trends and future expectations.

- b. One change to the version of the 2022 budget that was distributed needs to be highlighted and explained prior to ratification. The distributed version did not anticipate the need to fund a CPA Audit, but we have recently been notified that there will be one – so the funds for the audit (\$2,000) were transferred from Windwood services, whose budget will be reduced anyway. There is no change to the bottom line (total budget amount).
- c. Rick Horsman moved to accept the 2022 Budget and since there were no opposing votes the Budget was thereby ratified.

5. Election of Directors

- a. Thank you to outgoing Vice President Jim Gizzi for all his dedication to the community.
- b. Chuck Millard, Kathy Young and Chris Chappell ran un-opposed and received no “nay” votes.
- c. These three will be The Meadows Directors. Thank you to Chris for his willingness to serve.

6. Unfinished Business: none.

7. New Business:

- a. Chuck shared that the survey that was sent to all homeowners had a disappointing 15% return. Only 24 residents out of 157 replied. However, those replies indicate that many are happy living here and scored most of the questions quite favorably. There were many comments, which will be very helpful to the Board. The Board will study and discuss them in search of ways to improve.

8. Move to Adjourn: 7:26 PM

- a. Rebecca Carr announced that our new property manager from Windermere will be Virginia Norden, with assistance from Ashley Pryor. We thank Rebecca for her role in helping us manage our community (and hosting this ZOOM™ meeting). We wish her well in her new opportunity and look forward to working with Virginia and Ashley.
- b. After adjournment, the Directors met separately to decide on officer roles for 2022. The results: Chuck Millard President, Chris Chappell Vice President, and Kathy Young Secretary/Treasurer.

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