

# MEADOWS-FERNDALE HOA BOARD MEETING MINUTES

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DATE: Tuesday, 22 February 2022  
TIME: 6:45 pm  
VENUE: Video Teleconference

## 1. Call to Order (Roll Call)

- a. Board Members: Chuck Millard, Chris Chappell, Kathy Young
- b. Observers (see attached list)

## 2. Approval/Modification of Current Agenda

- a. No corrections or modifications
- b. Agenda approved

## 3. Approval/Correction of Previous Meeting Minutes

- a. No corrections or modifications
- b. Minutes approved

## 4. Reports (Board and Committee Members)

- a. **Treasurer (KY)**. All financials are posted on the HOA website. With a budget of around \$100K we finished 2021 over budget by only \$197 – very close to target. The 2022 Operating Budget has been posted and the January 2022 YTD will be posted soon.
- b. **Architectural Review Committee (CC)**. No member of ARC present, but Chris noted that recent conversations with ARC members indicate there are only a few lots left to develop, so not much activity. There were several ARC proposals that went to the COF to ensure compliance with their regulations, but all were settled to satisfy both COF and The Meadows HOA rules.

## 5. Old Business (Updates)

- a. **Welcome Letter/Packet (KY)**. Virginia from Windermere has been a big help in preparing a Welcome letter/packet that will be delivered in person to the newest members of our community. The distribution of these letters will start the weekend of the 26 February.
- b. **Wetland Critter Control (CC)**. Chris reported that there has been no more reported critter sightings since the Department of Wildlife was notified of our busy beaver who was mowing down trees and working on a dam nearby. Live traps were set and then removed as the lowered water levels may have motivated to this juvenile to move along. There may be more sightings, activity or damages spotted. Please let the Board know (via the HOA email: meadowsferndalehoa@gmail.com) so they may keep abreast of this situation. While beavers and nutria may be cute, they can also wreak havoc on our ponds
- c. **Signage for Native Growth Protection Area (CM)**. Late last year we were notified by the City of Ferndale (COF) that our signage for the walking trails was not in compliance with an agreement between the COF and the developer of The Meadows. Our trail system is not "Private" despite our HOA maintenance and stewardship. The Board acted immediately and presented new signage wording to the city, which was accepted. The signs were installed and the Non-Compliance was lifted.

- d. **Parking Exemption (CM).** Parking of boats, campers, trailers, RV's and vehicles over one ton (example F350 and Chevy/Ram 3500) are prohibited from parking in driveways by our CC&Rs. They must be screened (and follow COF regulations as well) from the street. The Board published a Resolution allowing a 48-hour "grace period" to allow families to prepare their recreational vehicles for camping etc. and for time to clean up after trips. If more than 48-hours is required, residents must gain permission from the Board. A notice of parking exemptions posted to the HOA website under "News/Vehicle News". This will allow any concerned neighbors to see for about how long the vehicle will be parked.
- e. **NGPA Spring Monitoring Report (CM).** Last spring's monitoring report, prepared by ATSI and sent to the Department of Ecology indicates we are on track to meet all of the requirements. The recommendations were easily remedied: trash removal, removing plants that were encroaching on fence-lines etc.
- f. **Holiday Decorations (KY).** A reminder that seasonal and holiday decorations can be put up no more than 30 days prior to the holiday and must be taken down within 30 days following the season and/or holiday. Seasonal decorations include but are not limited to decorated trees, snow sculptures, string lights on the front of homes etc. See Rules and Regulations Section 6.13.

## 6. New Business

### a. Consolidation of Maintenance Contracts (CM)

- i. Board Resolution 2022-04. We have three separate contracts for the maintenance of our development and the Board felt that having one company would make for a cleaner and easier process: one contract, one set of invoices, one crew to monitor, etc. Based on an examination of the skill sets of the three contractors, the Board selected ATSI. Adding to the benefits of consolidation, ATSI was more cost effective as well, with their bid coming in \$3,000 less. ATSI is also certified to report to the Department of Ecology and knows the terms and conditions which govern our stewardship of the NGPA. As of March 1, 2022, we will only be utilizing ATSI and the other contractors will no longer be working in The Meadows. The \$3,000 that was "saved" has been reprogrammed into the General Maintenance budget.
- ii. 2022 Budget modification. As mentioned above, the \$3,000 savings with this new contract will be reprogrammed into the general maintenance budget.

- b. **Handrails and non-skid for long walking bridge (CC).** We will be looking to get bids on installing handrails for the long bridge across the pond. Actual work may not be able to begin until water levels drop.
- c. **North Mailbox Lighting (CC).** This project has been delayed due to conflicting financial requirements, but we are hoping to start moving forward soon.

## 7. Board Comments, Announcements, and All Other Business

- a. **Use of Reserve Funds.** Chuck will check if it is appropriate to use money from the reserve fund to pay for the lighting at the mailboxes and for the handrails.
- b. **2021 HOA Survey.** Chuck is compiling the replies from the owner survey that was distributed before the AGM. Results have been tabulated and responses prepared for each of the comments. These will be discussed with the other Board members soon and the Board hopes to publish a full report during March.
- c. **NGPA Signage.** Chris shared that while they might be vague, the signs on our walking trails do indicate the trails are for "Foot Traffic Only". Bicycles and all motorized devices are prohibited.

**8. Open Forum for Owner/Resident Attendees (please ID yourselves)**

- a. **Shane Ward** asked if there were any updates regarding opening up Chloe to the new development (Nubgaard). While there had been some updates in the January HOA newsletter, and surveyors and equipment have been spotted. Chuck will reach out to see if there is any new information available for this city development project. [Note: subsequent to this meeting, the Board acquired an update from the Nubgaard planner and distributed it to the HOA in a separate memorandum.]

**9. Next Meeting: 6:45 pm, 18 April, Zoom™ Video Teleconference**

**10. Adjourn (or transition to Executive Session, if needed)**

LIST OF ATTENDEES (other than Board members)

Name	
Virginia Norden (for Windermere)	
Katherine Morgan	
Shane Ward	
Carolyn Sherwin	