

# MEADOWS-FERNDALE HOA BOARD MEETING MINUTES

---

DATE: Monday, 18 April 2022  
TIME: 6:45 pm  
VENUE: Zoom™ Video Teleconference

## **1. Welcome, Introductions, and Call to Order (Roll Call)**

- a. Board Members Present: Chuck M, Chris C, Kathy Y.
- b. Observers: see attached list.

## **2. Approval/Modification of Current Agenda**

- a. No corrections.
- b. One modification to New Business: discuss changing meeting days.
- c. Agenda approved as modified.

## **3. Approval/Correction of Previous Meeting Minutes**

- a. No corrections or modifications.
- b. Approved as written.

## **4. Reports (Board and Committee Members)**

- a. Treasurer's Report. The report is in process but awaiting accounting inputs from Windermere and will be posted to website when complete.
- b. Architectural Review Committee. Chris and Rick reporting that applications are handled very quickly and with no major issues. Applications have mainly been for paint colors, landscape projects, fencing etc. A detailed and thorough report on ARC processes was prepared by Rick Horsman. It is posted to the Current News section of the HOA website and reading by owners is highly recommended. Architectural requirements stem from city and state regulations and not just from our own governing documents.

## **5. Old Business (Information updates; Board motions not required)**

- a. Wetland Critter Control. Chris reported that the beaver is still active and still creating damage to the wetlands, even though it is not visible from our walking trails. Messages have been left with the pest removal expert, but no return calls at this time. Virginia indicated he was out of town, so hopefully we will connect with him soon.
- b. Footbridge Handrails. Chris has found someone who is willing to do the work and they are working on an estimate/bid. It is thought to be a straightforward job and we were pleased to hear that the long bridge is well made with good supports in place. Our development has five bridges, two with rails and no supports, the three bridges over the ponds have the support system in place.
- c. Mailbox lighting. Rick and Chris are working on this. When initially assessed, the price of tapping into the existing PSE power grid was deemed too expensive and so the Board investigated solar as an option but there was concern that the lack of light during our dark and dreary winter days might not provide enough power to ensure we would have the needed lighting. The manufacturer indicated this should not be an issue. If we did go with

the solar option, each mailbox bay (between banks of mailboxes) would have its own light 12 feet above ground and providing 450 lumens. They are adjustable for time and movements. Tools required would be hammer, drill, bolts and the lights require no maintenance other than inexpensive battery changes about every three years. Estimated cost \$5400 for all three lights plus installation.

- d. Local land use developments. This agenda item is an alert to the availability of more detailed information that was included in the April Newsletter. Topics include: (1) Church Hill Ranch (beyond the east end of Chloe Lane), (2) Thornton Heights (east of Eagle Ridge Elementary School), (3) Thornton Overpass (connecting the East-West portion of Thornton with the North-South portion between the railroad tracks and the I-5 freeway, and (4) the Friberg Annexation (across Thornton from the Monument Drive entrance to the Meadows.

## **6. New Business (Motions)**

- a. Thornton common area (between Monument and Rossie). Trees and shrubs are failing – because of weather, poor installation, or poor maintenance. Chuck made a motion which includes (1) getting quotes for restoring the area to acceptable condition, (2) selecting a vendor, and (3) proceeding with the restoration. The motion was seconded, opened for discussion by all, and approved by the Board.
- b. Split-rail fence failures. Our split-rail fences are starting to fail – well ahead of expectations. Our current plan is to repair individual failures as they occur until such time as it makes sense to replace whole sections with new and better-quality fencing (still split-rail to perpetuate the appearance). Chuck made a motion which includes (1) getting quotes for repairing the failing fence segments, (2) selecting a vendor, and (3) proceeding with the restoration. The motion was seconded, opened for discussion by all, and approved by the Board.
- c. Board meeting day. The current schedule of having Board meetings on the third Monday of every other (even-numbered) month is out of sync with the availability of accounting data with which to compile and present a meaningful Financial Report. This is because the accounting documents are systematically released by Windermere on the 20th day of each month for the prior month (20 March for February data and 20 April for March data). This means that our meeting on 18 April (third Monday) could access only February data, while a meeting one week later on 25 April could have accessed and reported March data. Thus, delaying the meeting by one week gives us access to an extra month's data and, perhaps more importantly, the most recent data available. Chuck made a motion to change the meeting day to the fourth Monday of even-numbered months. The motion was seconded, opened for discussion by all, and approved by the Board.

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

- a. Funding footbridge handrails and fence repairs. Since the footbridges and fences are included in the Reserve Account funding requirements, can these projects be funded from the Reserve Account? Virginia (Windermere) will check with the consulting firm that prepares the Reserve Study.
- b. Safety Vests for workers in NGPA/WETLAND areas. Kathy reported that there are people being observed walking off trail through the wetlands, which is not allowed. Consequently, we will require workers and Board members to wear a bright yellow/orange safety vest whenever they enter these areas. Anyone who is not wearing such a vest can be assumed

to be there without the knowledge and permission of the Board. To avoid damage to our protected wetlands, any sighting of unauthorized person off trail should be reported.

- c. Neighborhood Cleanup. This event will be held on Saturday 14 May at 1:00 PM. Sign up by contacting Kathy, whose contact info is listed in the recent newsletter. David Hall asked if children were allowed to participate. After some discussion, it was decided that with adult/parent also attending, children may be allowed to help, and they would be directed to help on flat even surfaces like the trails. We love the idea of our young people being a part of looking after their neighborhood.
- d. ARC Process Article. The purpose of the agenda item is to point out that a splendid article by Rick Horsman is posted to the HOA Website (Current News). It discusses the who, what, why, and when of ARC processing. Thanks, Rick.

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

- a. David Hall asked how we might get more people to participate in our board meetings. Great question! The Board would love to figure this out. Suggestions ranged from placing a sandwich board somewhere on Monument Drive on the day before a meeting, to FB posters etc.
- b. Rick Horsman brought up the concern about people riding bicycles along the trails and the risk of running into neighbors (we have had at least one near miss that could have had serious consequences). Chuck has been told by COF Public Works that we cannot ban bicycles from our trail – because it is part of the Ferndale public trail system. Chuck will follow up by trying to get a face-to-face meeting with someone in the City of Ferndale Public Works Department.

**9. Next Meeting: 6:45 pm, 27 June, Zoom™ Video Conference**

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

- a. Having no further business to discuss, Chuck moved for adjournment. The motion was seconded and approved.
- b. The meeting adjourned at 7:46 PM.

**LIST OF OBSERVERS/PARTICIPANTS**

- 1. Virginia Norden (representing Windermere Property Management)
- 2. David Hall
- 3. Rick Horsman

**2022 HOA MEETING DATES (All meetings at 6:45 pm)**

1. January (no scheduled meeting)
2. **February 22** (moved from 21 Feb due to President's Day Holiday)
3. March (no scheduled meeting)
4. **April 18**
5. May (no scheduled meeting)
6. **June 27**
7. July (no scheduled meeting)
8. **August 22**
9. September (no scheduled meeting)
10. **October 24**
11. November (no scheduled meeting)
12. **December 19: Annual General Meeting**