

Spring Meadow HOA Board Meeting 8-15-05
7:00 p.m., 1970 14th Ave. SE

Meeting was called to order at 7:00 p.m.

Members present: Scott Morris, Tony Stuckart, Tina Lemerande, Vern Fowler, & Bobbie Barnhouse.
Absent: Mitch Dietrich and Kandi Moller.

The Minutes of the 6-27-05 Board Meeting were read and approved.
The Minutes of the 7-18-05 Special Emergency Board Meeting were read and approved.

President Scott Morris gave a report on the work the new landscape service has been doing in the common areas. The work has included new sprinklers and timers. Green Thumb Landscape is the new contractor, taking the place of M & M Landscaping, who's services have been terminated. The common areas have not been cared for properly and the grass was turning brown due to broken sprinklers and timers. The areas are beginning to improve.

Scott also reported the decision from our attorney only allowed 9 board members instead of 11. The issue was a conflict between the By-Laws and the Articles of Incorporation. When there is a conflict between these two documents, the Articles of Incorporation apply, which states we can only have a maximum of 9 board members.

Tina Lemerande gave the Treasurer's Report. The Association has \$20,000 in savings and \$15,951.89 in checking. She also reported that we have spent \$367.87 to date on the repair of the landscape problems in the common areas. Tina plans to meet with the CPA as soon as can be arranged to give him all the updated information on the homeowners accounts. No liens have been filed on the delinquent accounts, but will be filed by the CPA as soon as he receives current information.

Architectural Control Committee Report. Tony reported that we had four new complaints, mostly regarding landscape problems and boats and trailers parked in the street. One landscape problem has been resolved.

Committee Reports: Hospitality - Bobbie reported that the first meeting will be held on Tuesday, August 16. Community Relations - Has not held a meeting. Neighborhood Watch/Safety Committee - has not met due to Kandi Moller being out of town.

Open Forum - Several issues were brought up during open forum. One suggestion was to approach the developer in the new area about becoming members of Spring Meadow HOA. Scott will look into. An issue was clarified regarding the executive sessions after the regular board meeting. Another subject was about people being on property of Kirt's Dirt. It was determined that the property in question did not belong to Kirt's Dirt and the trespassing issue was not valid.

Unfinished Business - The two board vacancies were filled. Those who were interested in the position were Larry Martin, Chuck Gascoigne, Mike Hagan, and Darrin Carroll. The board voted by secret ballot and elected Larry Martin and Chuck Gascoigne to fill the positions.

Scott gave a report on the six acres of land that was for sale by the developer. At the Annual Meeting of the HOA it was determined that the homeowners did not want to pursue the purchase by a vote of 48 no and 15 yes. Tony made a motion that we drop the matter on the six acres and that the board pursue it no further. Tina seconded the motion. The vote was 6 yes and 1 no. Two board members were absent.

Board Member Terms - Only three board members, at this time, expressed an interest of staying on the board for two years. They were Chuck Gascoigne, Larry Martin and Bobbie Barnhouse.

Traffic Issue on Elk Run and Chinook - It was decided to table the issue until Kandi Moller returns and the Crime Prevention/Safety Committee meets.

New Business - Scott gave a report on the cost of the new sprinklers and timers for the landscaping in the common areas. The cost would be \$175. It did not require a new motion because the amount did not exceed the amount approved at the special meeting held on July 18th. We also received a quote to replace the bark dust in the common areas. The amount was \$1,300. Larry made a motion to table bark dust issue until spring and that we look into other possibilities. Chuck seconded the motion. The vote was 6 yes, 1 no, two board members were absent.

Executive session was held.

Meeting adjourned at 8:30 p.m.

Respectfully submitted

Bobbie Barnhouse, Secretary
Spring Meadow HOA Board