

Spring Meadow HOA Board Meeting 11-22-05
7:00 p.m. 1970 14th Ave. SE

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

Members Present: Scott Morris, Tony Stuckart, Tina Lemerande, Mitch Dietrich, Vern Fowler, Larry Martin, Kandi Moller, and Bobbie Barnhouse.

The minutes of the October 18th meeting were read. Larry made a motion to accept the minutes as read. Tony seconded the motion. Motion carried.

President's Report: Scott reported that changes were being made on the website. He is working with Tony on the updates. Scott reported that the sprinklers have been turned off in the common areas and that the landscape people had charged us for the winterization. We received copies of the current tax statement that were assessed \$1.58 for the common areas. Scott called the county assessor and they said there was an error and that we did not owe anything because we are non-profit.

Treasurer's Report: Tina reported that we have \$12,682.08 in checking and \$20,054.96 in savings. We have collected \$5,571.02 more than budgeted.

ACC Report: Tony reported that we had 2 modification requests + one new after the last ACC meeting. One approved, one not approved because we need more detail. Three new complaints were received + one after the last ACC meeting. One unconfirmed, one being investigated and one declined enforcement.

Hospitality Committee Report: The Civil War spirit winners were Neil and Amy Farnes for the best Beaver spirit and Gordy and Melinda Gamet for the best Duck spirit decorations. She announced that the Holiday Light Contest would be December 10th. Because of the need for advertising by way of a sign at the entrance and the need for signs and prizes for the winning entries, Bobbie made a motion for the Board to appropriate \$320 for the Holiday Light Contest and the permanent changeable sign to be used at the entrance. Larry seconded the motion. The \$320 would include \$60 for prizes such as gift certificates for the 1st, 2nd and 3rd place winners. The motion failed by a vote of 2 yes and 6 no. After some discussion, Bobbie made a motion that the Board appropriate \$260 for signs for the Holiday Light Contest and permanent changeable sign for announcement of events that will have non-removable letters. Larry seconded the Motion. The affirmative vote was unanimous. The non-changeable letters on the sign means that the letters could not easily be removed by vandals.

Community Relations: Larry Martin gave a report on the meeting with the City regarding the park and pathway around the perimeter of the development. The park is approximately 2 ³/₄ acres. It is tentatively scheduled to have a basketball court and a half court for smaller children as well as a playground. The park project has been approved and work is scheduled to begin by July 1st. The City will pay for all the construction of the park. The City did not want to talk about the path improvements at this time. Apparently they will have some discussions with us regarding the perimeter path at a later date.

Neighborhood Watch/Safety: Scott gave a report on the letter that was sent to the City from Mike Hager, regarding a stop sign at the intersection of Chinook and Kodiak. There will be a meeting with the City on December 5th to discuss the stop sign. Scott will attend. After some discussion on the letter that was sent by Mr. Hager, Bobbie made a motion that any correspondence from the committees, except the ACC Committee, to be approved by the Board before being sent. This correspondence would include correspondence to homeowners or outside agencies that would have a direct effect on the Spring Meadow Development. The motion was seconded by Mitch. After some discussion the vote was unanimously approved. Larry Martin then made a motion that the Board takes a stance on a concern of safety with a stop sign being placed on Kodiak and Chinook. Tina seconded the motion. The motion passed by a vote of 4 Yes and 3 No with the President not voting.

Open Forum. Discussion again regarding the problem of dogs being allowed the use homeowner's property

for a bathroom. Also discussed was dogs being allowed to be off their leashes on the path around the development.

New Business

Tony presented a list of overpayments made to the Association by homeowners. The overpayments occurred because payments from the builders and homeowners overlapped. Tony made a motion that the Spring Meadow HOA refund the mistaken overpayments for the 2005 assessment to current property owners as outlined here (copy of the list of overpayments by property address will be attached to these minutes on file). Vern seconded the motion. There are a total of 19 overpayments for a dollar total of \$1,236.52. The motion passed unanimously.

2006 Budget: Tina presented a draft of the 2006 Budget (copy will be attached to these minutes on file). There was some discussion on the dues assessment for next year. Larry made a motion to leave assessment at \$105 for next year per property owner. Tony seconded the motion. The motion carried by a vote of 5 Yes and 2 No, with the President not voting. Bobbie presented a budget from the Hospitality for their needs for next year. No action was taken on the budget. It will be discussed again at the next meeting after we have time to go over the budget individually and make our comments at the next Board Meeting.

Bobbie presented a proposal from Mr. Loraine, on 53rd Street. The proposal was to purchase daffodil bulbs that Mr. Loraine said he would plant. The motion from Bobbie was that we provide Mr. Loraine with 200 daffodil bulbs to plant in the common areas. Cost not to exceed \$20.00. The motion was seconded by Tina. Motion carried by a note of 5 Yes and 2 No with the President not voting.

Tony asked that the Board approve changes to the Modification Request Form. His motion was that the Spring Meadow HOA modify the official Modification Request Form as follows:

- Next to the **DESIRED DATE OF CHANGE** field, modify the wording from **(Allow 30 days)** to **(ALLOW AT LEAST 30 DAYS FROM POSTMARK)**. Modify the color of this statement to bright red and reduce the font to 8 point instead of 10 point so that the phrase will stay on one line.
- Modify the color of the **DO NOT USE FOR COMPLAINTS / DO NOT WRITE BELOW THIS LINE** phrase on the back page from black to bright red to bring it to the attention of the person filling out the form.

Mitch seconded the motion. The motion passed unanimously.

Tony made a motion to move the remaining agenda items to the next meeting. Motion carried.

The next meeting will be December 20th.

Respectfully submitted

Bobbie Barnhouse, Secretary
Spring Meadow HOA