



Estates @ Meadowwood III
2021 Annual Meeting
October 14, 2021, 5:30pm
Zoom Call (**Link sent separately**)

Minutes

1. Roll Call - 5:31
 - a. Board of Directors (Establish Board Quorum)
 - i. Board introduced themselves and short bios
 1. Claudia Lopez
 2. Dale Mohlenhoff
 3. Doug Heyamoto
 - b. WEB Properties
 - i. Ron White
 - c. Homeowners
 - i. Skattum, Bob & Pat
 - ii. Intinarelli, Gary & Marisa
 - iii. Kooima, Scott & Barb
 - iv. Schmarr, Dan & Terri
 - v. Tanak, Cengiz & Yvonne
 - vi. Albright, Matthew & Nicole
 - vii. Hernandez, Jenny & Alexander
 - viii. Fullerton, Roy & Ardene
2. Proof of Notice of Meeting or Waiver of Notice
 - a. Notice sent September 30
3. Reports of Officers
 - a. Ron & Doug - Financial Update through September 30, 2021:
 - i. Through 9/30 the HOA is in great shape. Expenses YTD are \$5K less than budgeted - Revenue is at or on budget. Reserves Balance is healthy -- at \$90K. Crack Sealing may come out of the Reserves, or general fund if snow removal costs in December are less than budgeted.

4. Reports of Committees

a. 2021 Accomplishments

- i. Board filled two positions
- ii. Originally going to be concrete edging around trees and then ballast rocks -- but due to shortage of materials and employees to do the work, the rock option would have cost \$4K more -- so the BOD decided to go with the bark and decide in 2-3 years if it should be replaced with rock. They also took out two trees in the common area and have replaced both as well as finishing up the bark. Intend to plant rose bushes next spring in the front gate area -- too late this year to do that.
- iii. Discussed the small fence repair and issues with supplier getting right materials. Then we had a freak accident, a dump truck pulling a trailer with equipment on it had their engine and brakes fail as they were going up the Mission Ave. hill -- came back down the hill and the trailer jack-knifed into the fence, taking out a tree and 2-3 sections of fence. Repair will be covered by truck 's insurance carrier, but in the interim as claim is filed, insurance adjusters review the damage, and new parts ordered -- they have put up a temporary fence and painted it white.
- iv. The crack sealing had not been done for two years and will be completed by end of week barring any more rain.
- v. Next year need to address repainting US Mailboxes.
- vi. Claudia Lopez revived the Newsletter this year -- all on the call thanked her. BOD is committed to more communication and wants to look at having more social type functions as well.
- vii. Ron W. mentioned that the landscaping lights had been repaired/replaced due to vandalism. Claudia and Dale mentioned that they have been exploring options for security cameras, but because the gate phone is dial up, and no wi-fi exists down there -- need to look for a reasonably priced option.

5. Election of Directors

- a. Ron W introduced and thanked Jenny Harvey-Hernandez for volunteering to be on the Board -- but because we didn't have 50% of quorum (19) + 1 in votes (20) and they only received 16 ballots back from HO's, she could not be voted in. BOD can appoint her, but Terri Schmarr volunteered to solicit the four remain votes needed so her appointment wouldn't be only for one year. Ron W agreed to send her the list of people who hadn't voted so she could contact. Jenny introduced herself and said how much she and her husband enjoy the neighborhood and want to contribute and keep it in good shape.

- i. Bob S. suggested that the spreadsheet for names, phone numbers, and emails be updated as perhaps many homeowners just overlooked the emails.

6. New Business

- a. Board wants to find a Townhome owner to either serve as an advisory role to the BOD or on a committee to make sure that the TH's are represented in the negotiations with service providers. The view is that the landscaping service has done a better job for all, but TH grumblings still often heard. Since now TH owners appeared to be on Zoom call -- the BOD will need to take this on.
 - b. 2022 Budget will be developed by BOD and Ron W. and released early next year for HO vote -- although doesn't have to be approved if quorum isn't reached.
 - c. Bob S. raised issue about egress in emergency and what happens if gate power is lost and people need in/out. Bob S. and Terri S. remembered that there are instructions on how to open gate that were prepared several years ago. Bob S. asked that he get a copy and that he would be willing to assist if/when needed. Doug H. said that the BOD needed to look into whether or not we could install a battery backup in the gate system that only kicks in if power down -- a good idea. Also discussed was the Terrace Lane gate -- and issues on if it was locked or not. Terri S. and Bob S. recapped the gate issues with both the DOL Association to the South, and how the Terrace Lane gate issue became problematic when we sold the land to the HO on the other side. Gate currently (as of 10/15/2021) is padlocked.
 - d. Matt A. agreed with the gate issue, as he and his family had been locked out due to a power failure at one time. He also questioned the landscape cost for the townhomes -- whether it was borne individually or by the HOA as a whole. Ron W. explained that those costs were pass-through. Matt also questioned the status of the previously identified "easements" from Bella Lago land above NDOL and whether there had been any change. Bob S. mentioned that the 13.7 acres pie-shaped land above NDOL was recently sold for \$449K -- but that it is no longer zoned as far as we know for multi-family. Both Terri S. and Bob S. recalled that the "easement" was "put to bed" several years ago because it would likely require that land and any owners to be either a part of our HOA or have to get our approval to use our "private" roads -- which most in the HOA would probably not want to allow. Ron W. said he'd look into it further.
7. Adjournment - 6:21 with comment that hopefully next year, we could go back to an in-person meeting.