



Estates @ Meadowwood III  
Board Meeting  
August 23, 2021, at 4:30pm  
Via ZOOM

## Meeting Minutes

### 1. Roll Call: 4.30pm

- a. Board Members:
  - i. Dale Mohlenhoff - President
  - ii. Doug Heyamoto – Treasurer
  - iii. Claudia Lopez - Secretary
- b. Homeowners: None
- c. WEB Properties: Ron White

### 2. Proof of Notice of meeting or waiver of notice:

- a. Notice waived.

### 3. Reading of minutes of preceding meeting:

- a. Approve of May and July Minutes: Sent under separate email for review and approval – APPROVED.

### 4. Reports of Officers:

- a. Dale to call Jerry Brown to discuss his concerns regarding landscaping improvements.

### 5. Reports of committees

- a. Ron explained that the Board can appoint committees, such as ARC/Financial/Social, to assist the Board. Section 10 of the Bylaws outlines process and requirements for establishing committees. Currently the Board makes up the ARC committee.

### 6. Election of Directors (if necessary):

- a. N/A

### 7. Unfinished Business:

- a. Landscaping Improvements
  - i. Ron heard that the contractor is trying to get the concrete curbing completed around end of August or early September and would get started on the rest of the scope in early October. Ron will check whether dates have been set yet.
- b. Reserve Study:
  - i. Crack Seal Roads
    - 1. Vendor (Quality Maintenance) needs a cooler day and will let us know. They need to wait until the Fall. Ron will inquire if a date has been set.
- c. Townhome Backflow Inspections
  - i. There is a little confusion over who had it performed by C&C and who had it completed by another party. WEB working with C&C on who they contracted with and of those that failed, who further contracted for repairs.
- d. Tree next to 1415 N King James Ln was removed.
  - i. Too much utility in the way to grind stump but will cut as far below surface as possible and place sod over the top. Then will replace tree in adjacent location. C&C advised waiting for cooler temps for tree to better establish.
- e. Mission St Fence Repair – Scheduled for 8/27-9/3
- f. Annual Meeting:
  - i. Determine date: October 14; 5:30pm
  - ii. Ron to draft agenda (review prior agendas/minutes), including call for Board nominees.
  - iii. The question was raised whether a quorum is required. Ron answered only if there is a vote of the membership on a particular issue, but then only if proxy votes are not sufficient in the count. This meeting should include a vote for one BOD member.
  - iv. Notice required to be sent at least 14 days and no more than 60 days prior, so suggest sending mid-September.
- g. Security Cameras
  - i. Claudia to get a company to give a bid.
- h. Newsletter Ideas
  - i. Claudia noted a few items to be placed in next newsletter.

## **8. New Business:**

- a. Carolyn Knott's concern re multiple exits from the neighborhood for emergency purposes. Ron sent history provided by Bob Skattum for Board review. Will discuss at next Board meeting.

- b. Legal opinion regarding establishing rules or restrictions around homes rented through Airbnb or similar rental sites.
  - i. Sent to Board on 8/16. Voting requirements to change CC&Rs to limit term of Airbnb. Will discuss further at next Board meeting.
- c. Next meeting date: 9/20, 2021.

**9. Adjournment 5:57**