



Estates @ Meadowwood III
2020 Annual
and
2021 Budget Ratification Meeting
December 21, 2020 at 5:30pm
Zoom Call (Link sent separately)

Minutes

1. Call to Order and Introductions at 5:35PM
 - a. Introduce Board of Directors (Quorum achieved)
 - i. David Wyatt
 - ii. Claudia Lopez
 - iii. Yvonne Tanak
 - b. Introduce WEB Properties
 - i. Ron White
2. Explain nature of Zoom call
 - a. Ron explained everyone is muted except he and the board. If you have questions, please type in the chat feature and we will answer as appropriate.
 1. Establish Homeowner Quorum (requires 50% = 38)
 2. 12 present at beginning of meeting:
 - a. Wyatt
 - b. Tanak
 - c. Lopez
 - d. Fullerton
 - e. Brown
 - f. Knott
 - g. Skattum
 - h. Ball
 - i. Intinarelli
 - j. Mohlenhoff
 - k. Heyamoto
 - l. Kooima
 - m. Oertel (joined at 6:30)

3. Financial Update through November 30, 2020
 - a. Income - \$82,639.20 (below budget by \$1,675.80)
 - i. Primarily dues for one homeowner and 2nd half landscaping dues for two TH owners (since paid)
 - b. Expense - \$48,103.65 (below budget by \$10,989.69)
 - i. Primarily Snow Removal
4. Vote to Ratify Budget – Note that these are just budget numbers, and the Board will manage to these based on actuals. Ron explained that according to the RCW, the Board adopts the budget, which has occurred, and the membership now ratifies it. As amended in 2018, this means that there needs to be a majority of all homeowners to reject the budget, otherwise it is ratified.
 - a. Income
 - i. Based on updated Reserve Study and estimation for operational expenses, dues to increase by \$67.20 (equates to \$5.60/month) from \$960.00 to \$1,027.20 (7%).
 1. There was no increase in 2020 and prior Boards had anticipated 15% increases.
 - b. Expenses
 - i. Landscaping – Budgeted for some small improvements (Landscaping Other)
 - ii. Snow Removal
 1. Anticipated a greater need than occurred, but again hearing that the coming season will be wet and cold (La Nina). 2021 Budget is similar to 2020 budget.
 - iii. Admin
 1. Mgmt Fee based on contract that provided gradual increase over three years.
 2. Acct Fees includes \$7K budget for an audit. This will require vote, likely in the Spring.
 - c. Turn floor over to David.
 - i. Ron asked if there are any questions from chat
 - d. Ron explained that as today was the deadline to receive budget ballots and only one was received that voted to reject, the 2021 budget has been ratified.
5. Gate Closure Vote
 - a. Ron explained that in order to pass or fail:
 - i. Need at least 50% of owners needed to vote (proxy included), which is 38 and as of today we received 54 votes, and as of today there were 43 (79.63%) who voted to reject closing the gate. No need to send other ballots but may do so if would like vote on record.
 - b. David explained history and reason for vote and ask if any other questions.
6. David explained landscaping
 - a. Bob Skattum asked about replacing bark with basalt without concrete edging.

b. David explained that that is one of the ideas

7. New Board Members

- a. All three current Board members explained the positions and desire to have Board members in good standing and not a great time commitment, which varies based on season.
- b. Ron and David expressed the desire to accept submissions as soon as possible, then the Board will review and put forth nominations.
- c. Jerry Brown asked that a vote be held for Sue (Oertel). David and Claudia explained issues over the past few years of not complying with CC&Rs and not paying dues timely as the reason the Board did not put that nomination forward to the membership.

8. Open Forum

- a. David requesting one question per member.
- b. Dale Mohlenhoff asked:
 - i. I would like to know about the cost and the decision regarding the speed limit signs.
 - 1. David answered that signs were already in place and the history of trying to address speeding in the neighborhood and that the cost was minimal.
 - 2. Bob Skattum answered - In the past, we decided signs were a better option than speed bumps.
 - ii. I would also like to know when the WEB Management contract is up and have we gone out for other bids?
 - 1. Ron answered that the contract expires 12/31/22.
 - 2. David answered contract has an out and believes WEB has taken on most of the work and does a good job.
- c. Doug Heyamoto asked:
 - i. Was the 30% increase to property management due to added scope of WEB's service?
 - 1. Ron answered that the current contract was signed after a four-year period with no increases and that the options were to sign a shorter term (one year) contract with a greater increase or to sign for a longer period and spread the increases over the term.
 - 2. Claudia and David answered reiterated what Ron said.
 - ii. Can someone go into more detail on how the snow removal budget is determined? What has been the historical increases per year?
 - 1. Ron answered that snow removal is the most difficult item to budget accurately and that the actual expenses year over year fluctuate based on the requirements of the respective years.
- d. Bob Skattum asked:

