

Board Meeting July 13, 2016

Meeting called to order at 6:30 PM.

Board Members in attendance: Bob McViCars, Jamie Eggink, John Purtell, Jen Enfield, Rick Pisani. Jim Purez has resigned. Maria Dezenberg absent.

- 1, Welcome guests - Mike Bafigo & Brian & Donna Richmond.
2. June Minutes - Motion to accept the June Minutes - Rick Pisani - Second -Jamie Eggink. Unanimously approved.
3. Housekeeping items were discussed.
4. Bill Butler and Eric Lundin; Web Properties,
  - Discussion about notices to Homeowners. Interaction with Web Properties.
  - Hillside landscaping. What is excepted.
  - Bill Butler and Eric Lundin are asked to join the meeting.
  - Second time offense for garbage cans before notice was discussed - a motion was made by Jen and seconded by John to allow for a second affiance before sending a notice. Unanimously passed.
  - Notice for noxious weeds will receive infraction letter. Ask Rick from M&M. Jen made a motion - Jamie second. Unanimously passed.
  - Need for landscaping guide lines.
  - Any hill side lot with over grown bushes or tall grass (over 12") will receive an infraction letter.
  - Discuss about fine notices. Leans.
  - Motion by Jamie made to establish a lien on delinquency when total owed reaches \$1500. Seconded by Jen. Unanimously approved.
  - Reserve study for Sept or Oct. \$1000 to \$1500 approx. cost. John made the motion to establish the study. Seconded by Jen. Unanimously Approved.
  - Entry Way Expenses. Wait for study to be completed by Qualchan Board.
  - Water invoices - Willapa and Lincoln - 5101 Lincoln way. Shut off all common are meters this fall for the winter.
5. Landscaping Update
  - Discuss about common area trimming and weed maintenance.
  - Toured all the areas with Rick from M&M and Eric from Web Properties.
  - Eric will do follow up a report to the board.
  - Final bill from Arbor Pro is to high. Discussion about woking with them.
  - No cooperation from Josh Taylor regarding his properties.
  - Bob will tag all the vacant lots for Eric.
6. Encroachment into common areas.
  - Have Doug the HOA Attorney give and opinion about what can the HOA do with common area encroachments.

7. Discussion on Signs

a. Get signs for Upper Jordan Lane

- Ask the Home owners to fund the signs.
- get bids.

b. Dead End sign on Bolan. Bob made a motion to get a sign stating Dead End - seconded by Jamie. Unanimously passed.

8. Prioritized Project List

- Voted to wait until reserve study is completed before deciding priorities.

9. Snow Plowing.

- Web Properties need to get bids for private streets.
- Web Properties should get home owners to decide when to plow.
- Corner of Lincoln and Anton Lane plowed

10. ACC Guidelines

- Went over copy of Meadowwood HOA.
- Discussed writing our own guidelines.

With no further business the meeting was adjourned at 9:30 PM.