

MEADOWVIEW PARK HOMEOWNER'S ASSOCIATION
3/2/3011
Annual Home Owners Meeting

Meeting called to order at 7:05p.m.

28 proxies were submitted along with 22 members in attendance. Quorum requirement met.

Board member review: Jayne Bell will remain President for coming year. Bill Palmer is current Vice President. Ron Unger is current Secretary. Both positions up for election.

Minutes from last year were approved.

Treasurer's Report:

- Operating loss of \$379 on total revenues of \$19,000.
- Landscaping was under budget and on time. Landscaping Phase 1 and 2 are complete. A question was asked regarding the scope of landscape maintenance; all of the common areas are scheduled to be kept up.
- All homeowner's dues for 2010 have been collected. Dues for 2011 are coming in – about half have been collected.
- The financial report was made available to all persons at the meeting. There is a about \$8,500 available to spend for future projects.
- Board has obtained and funded director's insurance.

Video surveillance:

Several neighbors have suggested the prospect of installing a video surveillance system at the entrance of Meadowview Park.

- Bill Griffiths met with the video surveillance contractor. The members were asked to comment. . The proposal under consideration was to mount a camera on top of a light post at the T intersection near the entrance. A high definition camera, which could discern license plates, and would take pictures with a rotating 360-degree angle, would be implemented. Has zoom capability.
- The issue of costs was raised. The type of camera chosen, and monitoring costs would dictate costs. It could cost a couple thousand bucks for the camera and installation. A concern was raised that the price might escalate in future years.
- Questions regarding access to data. That will be discussed when the systems are being evaluated. Also, there is recorded camera availability. Has zoom capability.
- A question regarding crime was raised. There has been some car break ins in the past; also if you leave your garage open there has been some items stolen.
- One of the biggest deterrents is to simply place a sign.
- One homeowner suggested consulting with the police department.

The overall consensus was to continue pursuing this option. One homeowner expressed a strong opposition, which was joined by another homeowner.

Landscaping Update:

- The west side entrance has not yet been developed. It is the last phase of the project. Catherine Disney is exploring options. There are 5 flowering pear trees at that location. There is no danger of the trees falling. One of the trees has a scar, which is towards the end of their life span. They gave a bid to take the trees down. Two of the trees (one with rot and one leaning) would cost \$1,330 to remove, including stump grinding. \$960 to prune all the trees. The homeowners that live there have not been contacted regarding how they feel. It was pointed out that removal of the trees must not occur unless the current homeowner's give permission.
- One person stated that the homeowner's association planted the trees and therefore has a responsibility to maintain them. Somebody asked whether the association would be subjected to liability if something happened to the trees, ie., for example if the tree fell on someone. It was pointed out that one of the trees is "sick." It was suggested that further investigation regarding the health and potential danger of the tree be undertaken and consultation with the current homeowner take place before any action is taken.
- Bus shelter was discussed. At the stop sign at the entrance, a shelter could be built. It was mentioned that maintenance costs would escalate due to the shelter. Also, it would be a vandalism target; and there may be a problem with the current homeowner who lives there. But a smaller bench might be something that would be useful. Somebody else thought it would only be an eyesore. At some point, however, the trees that exist will come out due to the fact they only have a life span of 25 years. Perhaps a wall that matches the other side could be built. Somebody else thought the trees were only 18 years old. The general consensus was that people like the trees.
- An inquiry was made regarding whether the sign would stay. Previously, it was contemplated that the sign be removed and a new sign be placed at the center island. No plans are made to replace the sign.
- **Maintenance:**

The existing company that maintains MVP is McCrory's Landscaping. After requesting new bids, McCrory is higher than 2 other companies; Miller Brothers and Prodigy. The 52-week bid from Prodigy was lower than the 43-week bid from McCrory's. McCrory's bid was \$4,260 for 43 weeks; Prodigy was \$3,600 for 52 weeks. Nobody volunteered that they were unhappy with the landscaping. Although, it was mentioned that there has been some communication problems with McCrory's. The Board will work with the Landscaping Committee to make a final review of the bids with a view to good fiscal responsibility and make a decision.

CC&R Review:

The current CC&Rs are 20 years old and some provisions have been deemed illegal by Washington statute. Also, there are loopholes that would allow homeowner's to make changes without permission, and if more than 30 days go by without objection, approval is not necessary. A concern was expressed for a process that would review changes in a uniform manner, which is reasonable. Estimated cost of \$2,500 to have the CCRs reviewed and re-written by a lawyer. Other estimates were higher.

A motion was made to contact a lawyer to change the CCRs. It was put to a vote and it passed.

Board position is open.

A secret ballot was held and Kathy Bauer was elected to fill the position. Ron Unger is resigning. Bill Palmer agreed to continue for one more year. The board will meet to determine who will be President, VP and Secretary.

Recycling contest was discussed. **A summer picnic** was discussed. Kathy Bauer volunteered with Ali Bligh to chair the summer picnic. \$400- \$500 budget was discussed.

Meeting Adjourned at 8:35p.m.

Minutes submitted by Ron Unger
Edited by Jayne Bell