

**Meadowview Park Homeowners Association Meeting
March 3, 2010
Bellevue Fire Station #9**

1. Called to order at 7:20p.m
2. Counted proxy votes (23) and attendance (20). Phoned other MVP homeowners and got verbal proxies from 5 other homeowners. Quorum established.
3. Minutes:
Reviewed minutes from April 2009 meeting. Accepted with change to wording from "East" to "West" in Landscaping verbiage.
4. Financial Report (Bill Lange):
Presented and reviewed year-end statements for the year ended December 31, 2009. Due to increased expenditures for entrance landscaping, lighting and maintenance projects**, the MVP HOA cash surplus at year-end was \$4467.93 (down from the previous year). Projected income from HOA dues is \$19,635. Projected recurring expenses are \$10,083 leaving projected operating gain of \$9552 that can be used towards the completion of the entrance project. It was decided that the HOA could spend up to \$11,000 on the landscaping this fiscal year if needed.

Landscape Financial Review (Jayne Bell)

<u>Phase 1 Work – Center Island</u>	<u>Budget</u>	<u>Actual</u>
NW Lighting (7 lights plus wiring and boring)	\$6,176	\$6,428
Prodigy (all approved work per Terra Firma)	\$5,942	\$6,582
Sprinkler repair	\$ 800	\$ 800
Phase 1 total:	\$12,919	\$13,810

<u>Phase 2 Work – East Entrance</u>	<u>Budget</u>	<u>Actual</u>
NW Lighting (12 lights)	\$3,631	
Prodigy (Implementation of Terra Firma plan)	\$6,425	
McCrorys (Wall Extension)	\$1,894	\$1,894
McCrorys's (Drainage)	\$1,840	\$1,840
Phase 2 total:	\$13,790*	

- * This is the projected amount of funds needed to complete the Phase 2 project as designed by Terra Firma Landscaping, which was approved in April 2009. Since only \$11,000 was approved to spend on this project out of general funds in 2010, later discussion centered on what aspects of Phase 2 could be postponed until 2011. Later discussion also included alternate proposals by the Landscaping Committee.
- **Additional Landscaping costs in 2009:

Terra Firma	\$1108
	\$ 356
Davey Tree	\$2528
	\$ 250
<u>Total additional Landscaping expenses:</u>	<u>\$4242</u>

5) Landscaping Update (Bill Griffiths):

- Phase 1 was completed in the fall using Prodigy Landscaping, the lowest bidder. MVP HOA was very satisfied with the work.
- In February, Prodigy was contacted to review the Phase 2 plans for implementation in March 2010. During the review of the plans, concerns were raised by the contractor regarding the selection of certain plants in the approved plan as well as their placement. Some of these concerns were already raised at earlier MVP HOA meetings with Janel Ecker of Terra Firma, and echoed by other MVP homeowners.
- It was determined by the Landscape Chair and MVP Board that there was sufficient reason to investigate the overall design, plant selection and placement before moving ahead and possibly having to make costly changes in the future.
- The Ad Hoc Landscaping Committee (LC) met, along with Jayne Bell as a Board representative, to review the concerns raised by the contractor and other homeowners.
- Based on the concerns that were raised, it was agreed that the LC would review the plan as approved and make any recommendations for changes to alleviate those concerns. The scope of their work would include the Phase 2 project as well as recommendations for the Center Island (Phase 1).
- Catherine Disney was asked to investigate the submitted plans and work with the LC to present options at the MVP HOA meeting.

6) Landscape Committee Recommendations (Catherine Disney)

- Catherine Disney presented a power point to the homeowners outlining the existing approved plan, the concerns raised by the contractor and other homeowners, and ideas they wanted to present as alternatives to the existing plan. The power point included ideas on plant selection and placement and ideas for the center island as well. The plan is still in process as the LC is soliciting input from homeowners and doing further investigation. The ideas presented in the power point were discussed by those in attendance.
- Her committee was tasked with being cost neutral in any of the proposed changes.
- There was discussion and questions. The power point will be posted to the website so those not in attendance can see what ideas are being proposed.
- One homeowner suggested we finish Phase 1 before starting work on Phase 2.
- One owner wanted to make sure any new foliage is deer resistant as there are many deer that are already grazing in the center island.
- One homeowner re-iterated the desire to be cost neutral.
- One homeowner wanted to see the changes to the original plan before voting.

A motion was made to approve adjustments to the original approved landscaping plan as recommended by the Landscaping Committee. The motion was 2nded.

For: All in attendance and all proxies.

Against: None

Motion passed

Note: The specifics of the plan are still in the works. This vote indicates the willingness of the membership to move ahead with the proposal even though it is still in the planning stages at this point, based on the concepts outlined at the meeting.

- A homeowner requested that the final proposed plan be posted on the website for homeowners to see once it has been determined. Catherine Disney agreed to do so.
- The LC will post their preliminary proposed changes in a plan on the website and allow a one week period for comments and suggestions.
- After one week, suggestions and comments will be assessed and the LC will make a final recommendation to the Board.
- With Board approval, work is expected to commence on the proposed changes to Phase 1 and Phase 2 in mid to late April.

West Entrance:

At the April 2009 MVP HOA meeting, it was voted to extend the design contract for the West entrance of MVP to Janel Ecker of Terra Firma.

A motion was made to rescind that decision and not extent the design contract to Terra Firma.

For: All in attendance and all proxies.

Against: None

Motion passed.

7) Board, Committee Opportunities (Kevin Wick)

MVP HOA Board

- With Mitch Nudelman and Kevin Wick fulfilling their service to the Board, there were two unfilled MVP HOA Board positions available for the 2010 year. One Board position for one year (replacing Kevin Wick) and one Board position for three years (replacing Mitch Nudelman)
- Bill Palmer (1 year) and Ron Unger (3 years) graciously offered to serve and were unanimously approved by all in attendance. Jayne Bell will stay on to fulfill her remaining 2-year term.

Landscaping Committee (Board Appointed)

- Catherine Disney will succeed Bill Griffiths as Landscape Chair. Bill has graciously served for several years and done a fine job coordinating all the work that has gone on. Bill will stay active until the Phase 2 work is completed.

Architectural Control Committee

- The ACC has another position open as Bill Griffiths is stepping down. Roger Hockett agreed to serve and was confirmed by the Board.
- Current ACC members are Hernan Alvarez, Roger Youngberg, Cynthia Arbogast and Jayne Bell.

8) Change Request Procedure (Jayne Bell):

Jayne outlined what types of changes require a Change Request Form (CRF), what the procedure is and how to obtain the CRF and required approvals. For a re-cap, visit the MVP website at <http://www.meadowviewpark.org> and click on Change Request Form information.

9) Discussion of CC and Rs (Kevin Wick)

- The MVP HOA is now 20 years old. According to the CC and Rs, any changes to the CC and Rs now only require a 75% approval from the membership (down from the 90% required previously).
- Kevin gave the history of some examples where the CC and Rs have been both out-of-date and in some cases, illegal. There are standing conflicts with the Revised Code of Washington (RCW) that governs the laws of HOAs.
- As instructed at the HOA meeting last year, Kevin looked into the costs of having a legal review of the CC and Rs to bring them into compliance with the RCWs as well as updating them to reflect standard practices. An amount was not presented, but it was agreed that the HOA does not have the funds to pursue a legal review at this time. It is the intent of the Board to continue looking into this when funds become available after the landscaping work is paid off.

10) Management Company Discussion (Kevin Wick)

- Kevin spoke with some management companies this year to get a general idea of services and costs. The impetus to consider this is due to the divisive nature of the enforcement issues that arise when neighbors are not in compliance with the CC and Rs and it fall to the Board or ACC to address this.
- Typically a management company will cost each homeowner between \$80-\$100 per year. Services vary, but the management company that manages China Creek (Morris Management) will do the financials as well as deal with the enforcement and approval issues. There would still be an advisory board, but the day-to-day operations would be contracted out.
- Discussion:
- Some homeowners shared that it was hard to get calls back from some companies (poor service).
- Another shared that assessments went up and some homeowners felt it wasn't worth the money.
- Another shared that when this type of service takes over, there is a "disconnect" and much less volunteerism in the neighborhood. Here in MVP, there is a better sense of community and more neighborhood participation.
- Kevin re-iterated that according to the CC and Rs and the Bylaws, the hiring of a management company is a Board decision, but this Board is interested in hearing how the neighborhood feels about it.
- Straw poll indicated that a majority of MVP homeowners think it's a bad idea.

11) New Business

Communication:

Suggestions for better communication include:

- Direct Mailings to homeowners
- Put Proxies on the website
- Put the MVP Landscape Schedule on the website

Other Events/Ideas:

- Idea to re-instate some of the fun social events the HOA used to do like the bike parade.
- Idea to include a yearly budget for social events.
- No one made a motion or stepped forward to take that on, but all were in agreement that MVP needs more social activities.
- One homeowner stated that he thinks many homeowners don't want to be on the Board, but would like to do more for the neighborhood. Discussed putting opportunities on the website
- Bill Griffiths suggested a community project to the group. He and Sherri collect gently used, current (within 90 days) magazines for donation to the Veteran's Hospital. They would love neighborhood participation. A link will be set up on the website with details about drop off/pick up and sanitizing of the materials.

No new business.

Meeting Adjourned at 8:45pm

Minutes submitted by Jayne Bell
MVP HOA Secretary