

Meadow View Park
Homeowners Association Meeting
April 22, 2008 - 7:00pm
Fire Station #9

The meeting was called to order by President Ron Unger at 7:06pm.

Introductions

Everyone in attendance introduced themselves along with specific concerns they may have. Recognition and a round of applause were given to Bill Lange for his 13 years of service as Treasurer of the HOA.

Tract P

A report on the status of Tract P was provided by Ron Unger. Tract P is a greenbelt owned by the Meadowview Park HOA and runs behind the houses on northern side of 78th and the cul de sac on 145th. Over the years, yard waste has been dumped in the tract, presumably by those living in the adjacent homes. This has resulted in a clogged culvert and flooding issues for one of the homes downstream. The issue of who is responsible for maintaining the tract is complicated with all the various easements. The City of Newcastle agreed to maintain the drainage as they have easement but in doing so noted the problems caused by yard waste from homeowners discussed earlier. This is something the HOA and specifically the homeowners adjacent to Tract P need to be concerned with as it potentially imposes a liability for the HOA. The current status is it looks as if the City will address the issues but expects no more yard waste dumping into the tract.

Treasurers Report

Bill Lange reported that nine homeowners have yet to pay the \$500 special assessment for the mailbox but was pleased that 66 of the 75 have already paid. A budget was distributed which showed dues revenue of \$15,500 and \$37,500 for the mailbox project. New expenses were a charge for streetlights (Homeowners should not see this expense anymore on their Puget Sound Energy bill) and \$3,000 for major landscaping. The specific project is not defined and the funds assume the mailbox project will come in near to budget.

Mailbox Replacement

Roger Hockett gave some background and an update on the mailbox replacement project. Approximately five years ago \$100 was paid to maintain the current stands. The mailboxes have been a longstanding problem, due largely to poor design. The current status is bids were being secured and prices verified and updated with the various vendors on the project. The cost projections appear to be coming in within the overall budgeted amount of \$37,500 which was encouraging. The special assessment collection status showed the support in the neighborhood to get the project started. It will start once the weather becomes nicer and more predictable and final decisions are made with respect to contractors/vendors.

CCR and ACC requests

A homeowner requested to be given time on the agenda and expressed concern to the association members in attendance regarding the ineffectiveness of the HOA in dealing with an alleged violation to the CCRs. This was a long discussion at a detailed level regarding the particulars with this dispute.

Ron Unger provided some broader perspective on this issue and highlighted how the CCRs which govern such issues are poorly written and full of ambiguity and gave several examples of such. This led to a discussion of whether there was a desire to change the CCRs to add more "meat". Comments noted included:

- There should be some teeth
- A few years ago we changed the change request form
- People should talk to their neighbors to resolve issues
- It is not in the spirit of the CCRs to have people do whatever
- It is difficult to control someone's backyard
- Stricter enforcement will cost money
- Homeowner associations can go bankrupt over enforcement or lack of enforcement issues

Mr Youngberg volunteered to do a survey of the nearby HOA's with the intent of potentially modifying the existing CCRs as appropriate. Bill Griffith agreed to assist with the project.

Emergency Preparedness Plan

Bill Griffith gave an update on the neighborhood emergency preparedness plan. The neighborhood was divided in several smaller groupings and the expectation is neighbors within each group would have contact information for others in their group.

Landscaping

Bill Griffith updated the group on the maintenance schedule that has been prepared to make sure appropriate pruning and other tasks are being done on a regular basis. No major landscaping projects are anticipated until at least after the mailbox project is completed.

There was a discussion of a comprehensive professional landscape master plan would be helpful to ensure future landscape upgrades to the common areas are coordinated in appearance. The thought was an overall plan encompassing all areas would be developed and then portions of the plan could be implemented based on the priorities of the HOA and available funding. Several members expressed concern that the island at the entrance is in need of revamping with the half dead overgrown shrubs and peeling yellow paint on the curb.

Leyla Sabhani and Denise Purkis agreed to assist with the landscape committee.

Gated community

There was a short discussion of whether or not we wanted to eventually be a gated community. There was little interest or desire for this to happen in the immediate future.

Concern with golf course

Several people had concerns with the lack of maintenance done by neighbor - the Golf Club at Newcastle. People were encouraged to contact Matt Wilkenson at the golf club directly with their concerns.