

Meadowview Park

Special Assessment and Annual Dues Increase Meeting in accordance with Article IV of the CCR's

Date: November 12, 2007

Time: 7:00pm

Place: Bellevue Fire Station Number 9

Meeting Minutes

The meeting was called to order by Ron Unger at 7:50pm with the presence of a quorum.

Kevin Wick made a motion to accelerate the due date of the two remaining previously approved special assessments that were designated for the mailbox project to March 1, 2008 and that the annual dues for 2008 be increased to \$200 and that thereafter, in 2009, the annual assessment be increased to \$250. Catherine Disney seconded the motion.

After clarification of the motion, discussion focused on the following areas:

- It was suggested it would be better to secure a loan and just raise the dues to make the loan payments in order to smooth the financial burden on the homeowners. In 2007, \$100 in dues was collected plus a \$250 special assessment and now people are being asked to fund an additional \$500 plus \$200 in dues. The loan option deserves more investigation and it is doable without someone having to use their home as collateral.
- Another comment noted that this is a lot of money to ask of people. The increase in dues should be put off until later in the calendar year.
- Someone noted our dues are much lower than the surrounding areas and have not been adequate as evidenced by the disrepair of the mailbox stands and the condition the common area landscaping got too.
- Several spoke in favor of the motion, noting what a big effort it is to get agreement on a project, set up a special assessment meeting, and get a quorum.
- Another noted that they do not see big projects in the future and don't see anything necessary beyond this year.
- Someone spoke against the loan concept and putting the HOA in debt, noting that homeowners individually can go into debt if they want to smooth their cash flow burden.
- A past board member felt the vast majority want improvements and are willing to pay for them but noted how difficult it is to collect money and thought this motion was a great idea for the HOA going forward.

- A representative from the landscape committee noted that a schedule on landscaping maintenance was being developed so the HOA can stay more on top of the issues.
- A homeowner requested more detail on hard costs.
- A representative from the mailbox committee noted that it does not make sense to enter into a project with uncertain costs without some sort of cash reserve to draw on if necessary. They felt it made sense to start some sort of capital account that can be collected with a long term planning perspective.
- Someone noted our current situation is like retirement planning where we as the HOA never saved anything for retirement and now we are being hit with large costs we have not funded. They would like to see the dues raised to avoid this situation in the future.
- A board member noted they did not want to be in the position of running out of funds before completion of the mailbox replacement project and having to choose whose mailbox stand does not get done.
- Lastly, someone commented they were in favor of replacing the mailboxes and will vote for anything that will help move the project along.

With 45 yes votes and 6 nays, the motion passed.

The second item of business was to allow HOA business (meeting notices, dues invoices, etc) be conducted by e-mail. This motion passed unanimously.

Lastly, Roger Hockett and Bill Griffith were recognized for the substantial volunteer time they spent on their respective committees. Mr. Hockett volunteered his time and design skills to develop the mailbox stand specifications. This involved working through the HOA board, Architectural Control Committee, US Post Office, mailbox manufacturer, contractors, etc. Mr. Griffith headed up the landscape committee and oversaw the various landscape firms and projects that occurred over the summer.

The meeting was adjourned at 8:15pm.