

**Heights Meadow Springs  
Annual Meeting  
April 18, 2024  
Amon Creek Elementary School  
Minutes**

The meeting convened at 6:00 pm.

Board Members Present: Jack Weissner, Wally Rutherford, Michael Hughes, Laurie Williamson; Kerri Manterola; Chris Wilson

Jack discussed the status of the following agenda items:

***New Landscaper***

- We received three bids; hired new landscaper for 2024.
- Work scope is to maintain common areas; may have to remove some trees that show disease along Bellerive.

***Bench***

Jack indicated the bench that was delayed was installed this year by the pond. Chris and Jack installed themselves which saved money.

- Chris and Jack will also perform maintenance and power washing on the entrance signs and touch up paint if needed.

A homeowner asked a question about the pond water level/vegetation and who maintains it.

- The City of Richland owns the pond, HMS only mows and maintains shrubs around the pond.
- The water levels fluctuate; we have no control over those levels.
- Last year the City removed vegetation to clean debris that was clogging the system.

***Changes to CC&Rs***

Wally reported on the status of making changes to our CC&Rs.

- The main purpose was to remove the developer from the language since Ron Asmus no longer owns property here. To make changes to the CC&Rs is an involved process and requires a 51% vote of all homeowners. The Board decided changes at this time are not necessary as the current CC&Rs meet our needs and still protect HMS.

***Meadows East/Greenbelt Assessment***

- Wally addressed the issue with Meadows East that involved our Board seeking financial information from MEHA regarding the maintenance of the Greenbelt after MEHA stopped mowing a portion of the Greenbelt last spring. Even though Meadows East had been maintaining the entire Greenbelt for years and the City's intent was for that to continue, the agreement signed by Ron Asmus with MEHA only specified the one tract (about two-thirds of the Greenbelt) which is also defined in our CC&Rs.
- Meeting attendees received a handout that summarizes our interactions with MEHA and includes the section in our CC&Rs that addresses the Greenbelt.
- This last year our Board spent significant time dealing with this issue and has left us perplexed and frustrated. We reached out as recently as March to ask for a meeting to discuss our questions and how financial information will be shared in the future. MEHA has not responded.
- There is no legal agreement with MEHA or HMS to maintain the property that MEHA doesn't own.

- The City of Richland's Code Enforcement is aware that the portion of the Greenbelt that is owned by Ron Asmus has been out of compliance at times with requirements for maintaining open lots. They have been in contact with Ron Asmus to keep the weeds down. Ron Asmus has had that property mowed from time to time.
- A homeowner asked about the possibility of taking MEHA to small claims court. Wally responded that our Board does not have the authority to take that action—only individual homeowners. He suggested that homeowners could email or write MEHA to ask for a cost breakdown of how they determine last year's assessment (see summary with contact information).

### ***Treasurer's Report***

Mike gave the Treasurers' report. He explained that our CPA firm, Christensen King, calculates our HOA dues, expenses, and reserves.

- Our CPA firm mails invoices to each homeowner in mid-November.
- Mike works with homeowners for nonpayment and encourages them to pay before assessing late fees. This year we started with 30 homeowners who did not pay on time.
- Mike checked with the CPA firm about paying annual dues online and was told this is not an option.
- Our account with the CPA firm is a trust account and cannot accept credit cards.
- Our CPA firm contacted Mike when MEHA tried to bill us for our portion of the Greenbelt assessment without our knowledge or permission.
- Other CPA responsibilities include preparing our income tax returns, paying bills, and providing HOA information to title companies.
- The reserves primary purpose would be to replace/repair of entrance signs, irrigation maintenance, or additional landscaping costs such as tree removal/replacement.
- A question was raised if we had an idea of what those actual costs might be for the purposes mentioned.
- Mike stated we could get estimates of what those costs might be in the future.
- A homeowner asked if we could get an annual financial statement for HMS. Mike indicated he would get one from the CPA firm to email with the meeting minutes.
- A homeowner asked about how much is currently in reserves. NOTE: We received updated documents from the CPA firm that show our equity at the beginning of this fiscal year was \$64,812.

### ***Traffic Calming Updates***

Kerri discussed the efforts made to get some type of traffic calming device in our neighborhood.

- The City of Richland recently implemented a neighborhood safety traffic program.
- We filled out and submitted a petition with signatures for the City's program.
- The City received funding for this program and will determine if we are eligible to install any traffic calming devices.
- A traffic counter was installed recently on Meadows Dr S.
- The City is now gathering and analyzing data.
- Next, the City will prioritize which neighborhoods are most at risk to determine who will receive traffic calming device(s).
- Jack commented that neighbors can report speeding ATVs and similar vehicles to non-emergency police who can then talk to owners of those vehicles.
- A homeowner asked if there were more slow down signs available. Jack will order more signs.

### ***Block Party***

Laurie indicated that the block party last June was a success, and the Block Party Committee will be planning another one this year.

- Thursday, June 27 from 6 to 8 at the Greenbelt (mowed portion).
- Asked if anyone wanted to help with the event.

### ***Elections***

Wally reported that Jack and Laurie's positions were up for reelection. We were hoping to add at least one more Board position and asked if anyone was interested. He mentioned how helpful it was to have a Board that is dedicated and knowledgeable.

- Mike and Wally's terms will end next year.
- Chris and Kerri's will be the following year.
- Jack and Laurie were nominated and voted in for another 3-year term as Board members.

### ***New Business – ideas/questions/comments***

- A homeowner asked about the Architectural Controls Committee (ACC) and indicated they tried to get approval for a gazebo. They asked if Board members walked through the neighborhood to check on potential issues/consistencies. Homeowners can always reach out to the Board with any questions or concerns.
- A homeowner asked the question about the ownership of the one empty lot and how long it can sit empty. The Board can send a letter to the owner asking about plans to build.
- A homeowner asked the question about what would happen when there is an irrigation issue on the portion of the Greenbelt owned by Ron Asmus. Wally responded that we have wondered the same thing and are not sure how that would be handled.
- A question was raised about needing permission to refurbish a driveway. Mike responded that the homeowner should submit the plans to the ACC.
- Any exterior project requires approval from the ACC including painting your house the same color.

The meeting adjourned at 7:35 pm.

Respectfully,

Laurie Williamson, Secretary