

## HEIGHTS AT MEADOW SPRINGS BOARD MEETING

Wednesday, July 30, 2025

3 pm

Jack addressed the tree issue. There are a couple of diseased trees along Bellerive that may need to be replaced. He also stated that we are going to replace the two trees that were removed last year, and the cost is around \$300 to replace them plus the cost of the trees.

A discussion was started on the Greenbelt regarding information we received that Ron Asmus is possibly requesting the remainder of the land along the Greenbelt and BPA right-of-way be deeded to The Meadows East HOA (MEHA). We also received information that if MEHA doesn't acquire that property, they will likely discontinue water access to the remaining grassy area they are no longer mowing.

Laurie asked the question about the Greenbelt maintenance agreement in gaining understanding of the following information:

- The Technical Advisory Committee Report dated March 18, 2005, and the accompanying map shows that Tract A encompasses the entire grassy area of the Greenbelt.
- The Greenbelt maintenance agreement was signed March 23, 2005, between Ron Asmus and MEHA that references Tract A which was shown in the above-mentioned report as being a single, unified tract.
- At the time MEHA signed the agreement to maintain the grassy area, they did not own any portion of the Greenbelt.
- The current portion of the Greenbelt owned by MEHA was deeded to them on July 16, 2007 (Now identified as Tract B).
- If MEHA makes any modification of the irrigation infrastructure that was designed to support the entire Greenbelt grassy area, could that carry any legal implications, such as established usage?
- Related to the Greenbelt maintenance agreement, a commitment stipulated in Technical Advisory Committee Report #S77101, dated February 16, 1977, required the Greenbelt to

remain an open, grassy area as a condition for approving development in Meadows East.  
This obligation was established before MEHA held any ownership interest in the land.

Wally noted that while the intent was always for MEHA to own and maintain the entire Greenbelt, the current legal definition of land ownership and maintenance is specifically outlined in our CC&Rs and establishes our obligations.

The Board agreed and determined that no action, including consulting legal counsel, could be taken regarding the information provided, as the Greenbelt maintenance agreement was signed between Ron Asmus and MEHA. Our Board also agreed that our homeowners' obligations are specifically defined by the Greenbelt provisions in our CC&Rs, which limit our responsibility to the area currently designated as Tract B. The Board also consented to notifying our homeowners via email when MEHA communicates with us their final decision about the Greenbelt land access and/or disconnecting water access to a portion of the grassy area.

Laurie reported that she was able to return the freezer purchased for the annual Block Party due to its failure to keep the ice cream cold. She has issued a reimbursement check for the returned amount, which has been mailed to our CPA firm. Regarding plans for next year's event, Kerri and Laurie noted that their committee will consider whether to host another ice cream social or explore alternative ideas, possibly scheduling something for the fall.

The meeting was adjourned at 4:40 pm.

Respectfully submitted,

The Heights at Meadows Springs Board

Laurie Williamson, Secretary