

HOA BOARD MEETING

March 20, 2025

3:00 PM

The meeting convened at 3:00 pm.

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

Jack indicated that the current landscaper is doing a fantastic job, and we have renewed his contract for the following year. In addition to the maintenance of the common areas, the landscaper will rake up extra leaves and debris on the walking paths, prune trees, and power wash the entrance signs. Jack also mentioned some damage to the asphalt at the Tiger Lane entrance due to water runoff and plans to report this problem to the City.

In the Board's continued effort to work with the City of Richland to get approval for traffic calming options, Kerri requested a police speed trailer which has been collecting data for the last few days. Even though our application from last year for the City's Neighborhood Traffic Calming program carries over to this year, we are hopeful that the City will take into consideration new data from the police trailer, collect traffic data from the portion of Meadows Drive S that goes behind our neighbor towards Center Parkway, and reconsider the impact Amon Creek Elementary school has on traffic along Meadows Drive S.

Wally provided the Board with an update regarding the collection of annual dues. Currently, only four accounts remain outstanding. Additionally, Jack and Wally met with our CPA, Christensen King PC, to review insurance policies. We hold two policies: one covering property and another covering Board members. Jack and Wally are exploring the possibility of securing an umbrella policy, which could reduce our annual insurance costs. Regarding reserves, they have remained consistent year after year. Wally also suggested that the Board should consider requesting reports from the CPA firm on a less frequent basis to save money, moving from quarterly to once or twice a year.

The Board set April 17 at 6 pm as the Annual Meeting date. Kerri reserved Amon Creek Elementary School for our meeting. Laurie will make sure there are signs indicating the Library is upstairs as well as make sure we have access to the elevator. Laurie will order signs for the Annual meeting that will be posted at all the entrances to the neighborhood as well as send out reminder emails.

Laurie and Kerri reported that the Block Party Committee held their first meeting and decided on Tuesday, June 24, from 6:00 to 8:00 PM for the event. Laurie noted that they were unable to secure an ice cream truck this year that works for our budget, since the freezer used last year is no longer available. As an alternative, the Board discussed the option of purchasing a small freezer for under \$200, which could be used annually. One homeowner has volunteered to store the freezer in their garage. The Board approved this purchase if the Block Party Committee chooses to proceed with this option. Additionally, the committee is considering serving an alternative to ice cream, such as donuts.

Jack reported that the Architectural Control Committee has received a few requests so far this year, and Jack forwarded these requests to Board members for approval. A reminder email sent to homeowners this month outlined the updated procedure, instructing them to contact Jack directly with ACC requests as noted on our website.

Laurie indicated that Mike and Wally's Board positions will be up for election this year. Board members serve for 3-year terms. A reminder email will be sent prior to the Annual Meeting to ask for nominations/volunteers to serve on the Heights at Meadow Springs Board. Elections for those two positions will be held at the Annual Meeting. We will also welcome additional Board members and hope to add at least one more Board member this year. Specific Board positions will be established at the first Board meeting after the Annual Meeting.

In 2026, Chris and Kerri's position will be up for election.

Current agenda items for the Annual Meeting

- Landscaper/Maintenance - Jack
- ACC update - Jack
- Treasurers' summary/HOA dues and reserves - Wally
- Traffic calming updates - Kerri
- Block Party - Laurie
- Elections (Mike and Wally) - Jack
- New Business – ideas/comments

The meeting was adjourned at 4:00 pm.

Respectfully,

Laurie Williamson, Secretary