

**HEIGHTS AT MEADOW SPRINGS**  
**HOA EXECUTIVE BOARD MEETING**  
**FEBRUARY 18, 2026**

President Jack Weissner called the meeting to order at 3:05 pm. The Board held a discussion regarding the two current Board vacancies. As outlined in the Bylaws, the Board must consist of at least five members, and at present we have only four. The Bylaws also state that any vacancy on the Board shall be filled by a vote of the remaining Board members.

Accordingly, the Board voted to appoint current Board member Kerri Manterola to the position of Vice President, transitioning from her previous role as Member at Large. The next step will be to invite Van Cummings to fill the open Board position, as he has previously served on the Board and is familiar with its responsibilities.

At the Annual Meeting in April, the positions held by Kerri and Van (or whoever fills the vacant seat) will be up for election by the membership. Laurie Williamson will reach out to Van to see if he is interested in serving.

Wally Rutherford presented the financial report prepared by our CPA firm. He highlighted the four primary expense categories: **Professional Services** (CPA firm), **Landscaping**, **Insurance & Taxes**, and **Reimbursement Expenses** such as meetings and social events.

He also noted significant savings in two areas last year.

- **Professional Services:** Costs were reduced by requesting fewer reports from the CPA firm.
- **Insurance:** Expenses decreased after updating our coverage and consolidating policies with a single insurance provider instead of two.

We have seven unpaid HOA annual dues. The Board determined it was best to send out another reminder letter from the CPA firm to those homeowners requesting that payment.

We currently have approximately **\$97,000** in our HOA account. Because the HOA bank account associated with the CPA firm was held in a trust and did not earn interest, Wally and Jack met with representatives from GESA and transitioned our HOA funds to a **GESA account**. This change allows the HOA to earn interest and provides the Board with the ability to access account information at any time. Our CPA firm will continue to be solely responsible for processing all financial transactions for the HOA.

Wally stated that he is continuing to investigate whether homeowners may be able to pay online through GESA in the future, as well as the potential costs associated with that option. Kerri added that some platforms such as our GoDaddy website offer online payment portals, and she will research this possibility and its related expenses.

Kerri also reported that our GoDaddy account is paid through 2027. However, she is unsure how this subscription has been paid in the past or how it should be managed going forward. Jack will reach out to former Board member and previous Treasurer, Mike Hughes, for clarification on the GoDaddy account.

Jack further reported that our landscaper did not raise rates for the upcoming mowing season and noted how pleased he is with the company's work. He also shared that the two trees removed last year will be replaced soon.

Kerri reported that she reviewed the information posted online about the City of Richland's Traffic Calming Program and noted that several additional neighborhoods have applied. Her concern is that the City has not updated the traffic data for our neighborhood since our original application. She noted the City did not consider proximity to a school and high-used park. Laurie added that when the City collected the initial data, they did not capture the traffic coming from Tiger Lane that turns toward Center Parkway—only vehicles traveling along Meadows Dr S were recorded. Kerri will reach out to our neighborhood's contact for the program to request updated information.

The Board set the Annual Meeting date for Thursday, April 16, 2026, at 6 pm. Kerri will reach out to the Kennewick School District to reserve the library at Amon Creek Elementary School. Laurie will send Board members last year's agenda and ask members to send input for this year's agenda.

Laurie raised the topic of the annual **Block Party**. The committee discussed changing the theme from an ice cream social to a **hot dog and root beer event**. The committee may email homeowners to gather feedback.

The meeting was adjourned at 4:45 pm

Respectfully submitted,

Laurie Williamson, Secretary