

Heights Meadow Springs
Annual Meeting
April 27, 2023
Reata Springs Baptist Church

Minutes

The meeting convened at 6:30 pm.

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

Jack discussed the status of the following agenda items:

- (1) Radar Sign** - At last year's Annual HOA meeting, the membership approved to install solar powered radar speed signs (one each way) similar to the ones installed on Broadmoor. However, the City of Richland could not approve our request and indicated they were rewriting policies for installing solar radar signs in neighborhoods. Jack contacted the City in April to inquire about the status of these changes. The City has still not rewritten the criteria, so any requests are still on hold to approve radar signs. Wally stated that through communications with the City, they indicated the criteria for traffic calming installations is difficult to meet even though we had a police trailer and other monitoring. That is one reason why the City is evaluating and rewriting their policies which means we need to wait on future decisions by the City. Jack said the City will be installing speed bumps by Claybell Park primarily due to the heavy use of the pickleball courts. A comment from a homeowner suggested that radar signs may not work well to prevent speeding in our neighborhood.
- (2) Sharp Curve Sign** – Jack asked if the City was going to follow through with a sharp curve sign that is needed on the curve from Meadows Drive S coming down the hill from Center Parkway and turning into Meadows Drive S in our development. He is waiting on a response.
- (3) Wally discussed the process of changing our Bylaws and CC&Rs.** As previously discussed at the last Annual Meeting, the purpose for making changes include the following:
 - Remove power from Ron Asmus Homes, the Heights developer, as they no longer own any property in the Heights. Thus, we are revising our Covenants and Bylaws to reflect this status.
 - The possibility of changing the time requirements regarding parking of motorhomes, trailers and boats to mirror the City of Richland codes (one week). We also would like to add language to include big trailer rigs. The change would also include language that a homeowner can contact the HOA to request extending the time for their recreational vehicle to be parked longer than the maximum number of days.
 - Allow imitation sod and xeriscape yards

Any changes to the Bylaws or CC&Rs would require 51% of all homeowners in favor to pass.

A comment from a homeowner expressed concern about making changes to the CC&Rs and Bylaws since the changes will be recorded with each deed. Mike indicated the necessity for making changes to

remove the developer from the language. He also addressed the issue of revising parking limitations on recreational vehicles and indicated that the HOA can enforce CC&Rs even if the City rules are different.

Mike also stated that our Board made several attempts to contact attorneys about revising our CC&Rs and Bylaws. We were not successful in finding an attorney willing to review HOA documents or some we contacted would not call back.

Wally indicated the Board will be working on the changes again the next couple of months and would then have the entire membership vote on the changes which would require a 51% majority of all homeowners to approve. The Board may drop off postcards or some type of personalized method to get enough people to respond.

(4) Landscaper - Mike said we have had our current landscaper, Sierra Landscaping, for four years and have signed a new contract for this year. Their prices have gone up but not significantly as compared to other companies. In addition to the regular maintenance, Sierra Landscaping will be trimming trees and bushes above signs this spring. Our HOA will power wash entrance signs this spring and replace any burned out lights.

(5) Retention Pond – Last year, the City of Richland drained and cleared significant vegetation in the retention pond due to a drainage issue. Jack contacted the City to find out the plan to fix broken sprinklers that resulted from the City's project as well as the plan to maintain the retention pond in the future. The current look of the pond is a little unsightly. The City is responsible for the pond and 8 ft of easement around pond. **However, the City did not indicate any plans to improve the pond's appearance.**

The Board raised the question to meeting attendees as to whether we should spend some money to improve the look of the pond. A homeowner commented that making the retention pond look better would be beneficial and improve the overall look of neighborhood. Mike said since the City owns some of that property, and we would have to get approval from the City. Mike indicated we have money in our budget for this type of neighborhood improvement. There was a discussion regarding how much to spend for the improvements and whether to vote on the issue. A homeowner stated that the Board has the authority to maintain the common areas. Thus, the Board can research the cost and ideas to improve the pond area. It was decided that the Board will email homeowners with an improvement plan and cost as well as ask for input. No vote will be required.

(6) Bench – The plan to install a park bench on the already existing concrete pad on Meadows Drive South in front of the retention pond was put on hold last year. The company that received our bench order returned our money due to not being able to fulfill the order. This company (used by the City of Richland for their benches) indicated to Jack that they moved their operations to another state and can now fulfill the order. Jack received a recent email that the bench will arrive August 29.

(7) Slow Down Signs – When we email homeowners with the meeting minutes, we will ask if anyone would like a Slow Down sign in their yard. Jack will order signs based on the response.

(8) Block Party - Laurie asked the Board members their thoughts about having a neighborhood block party. Discussion about location for the block party, the possibility of a food truck, and best time to host

one. Laurie and Kerri will form a committee who will gather more details of the proposed event. It was suggested that we have it in June. The Board agreed to allocate up to \$1000 for the event.

(9) Treasurer's Report

Mike indicated that we take in between \$27,000 - \$30,000 each year in dues. This year, everyone in our HOA has paid. Even though our expenses vary from year to year, we spend close to what we collect in dues.

Mike said that Meadows East has several delinquent accounts from our HOA.

Mike mentioned that we might consider reducing the annual dues this year depending on the expenses. Comments were made about not reducing dues because it is hard to raise them if needed. A comment was made that our dues are reasonable. One homeowner pointed out that we should consider the cost of future projects such as the entrance wall that will either need repaired or replaced. Wally agreed that the Board should create a maintenance or replacement plan that includes entrance walls, lighting, landscaping, etc.

A homeowner brought up two concerns. One issue was about a carpet cleaning business being operated from a home in our neighborhood. He asked if the Board could provide assistance.

UPDATE: The situation has been **resolved**. The Board responded to the operation of a business in our neighborhood by sending Certified letters to the owners and property management company. This type of activity is in violation of Article V, Section 5 of the Covenants, Conditions and Restrictions (CC&Rs) of the Heights at Meadow Springs.

The second concern that was presented related to kids riding unlicensed vehicles such as dirt bikes and ATVs throughout the neighborhood. Homeowners commented about the concern that these vehicles are not being operated in a safe manner and are prohibited on City of Richland streets. The homeowner asked that when making changes to our CC&Rs, if language regarding these types of vehicles could be added to prohibit them from our neighborhood. Residents can call the Richland Police Department if they witness the operation of any vehicle in an unsafe manner.

The meeting adjourned at 8:20 pm.

Respectfully,

Laurie Williamson, Secretary