

## **Heights at Meadow Springs Board Meeting**

November 5, 2020

### **Minutes**

The meeting convened at 6:00 pm.

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

Mike Hughes presented the financial report and indicated there is approximately \$55,000 in our account. Our annual income is around \$18,000 from HOA dues. Expenses thus far this year are approximately \$12,000, with landscaping being our largest expense. However, the expenses will be closer to \$15,000 by the end of the year. We discussed the possibility of lowering annual dues, but the Board voted to keep the dues the same this year and decided to offer the \$12 discount for paying dues on time by January 1 as was done last year.

The Board discussed the speeding problem in our neighborhood and ways to slow down traffic. Previously, Board members asked the City of Richland about requirements for different speed reduction options such as speed bumps, speed limit signs, flashing lights, etc. We were told that our neighborhood does not meet the criteria to place any of the speed reduction options, even at our cost. A solar radar speed sign could be installed at a price of around \$5000. As an immediate solution, the Board decided to purchase 25 mph metal speed signs to install on the Neighborhood Watch poles and possibly other entry points into the neighborhood. It was also decided to purchase more slow down signs and offer them to the residents if they would like to put one in their yard. Kerri Manterola suggested a media story about speeding in neighborhoods that may include partnering with surrounding neighborhoods to create public awareness of this issue.

Kerri shared the guidelines from the City of Richland outlining criteria to install speed bumps and other traffic reduction devices in neighborhoods. Wally Rutherford will be following up with City of Richland to further discuss painting crosswalks with speed limit or SLOW at entrances of Meadows Dr. S as well as other speed reduction installations. Our goal is to seek approval of one or more of these speed reduction options based on the concern for safety of residents. The HOA would be willing to pay for any approved devices and installations.

Mike Hughes indicated there are two breaches in secure fencing around the powerlines in our neighborhood--one on the greenbelt and one on Tiger Lane. The security fences are required by the BPA power company as easements. Mike previously sent an email to Asmus regarding the

fencing but never received a response. Mike will follow up by contacting Asmus again regarding this situation. Relating to this issue, there was discussion regarding the one piece of property on the greenbelt that is still owned by Ron Asmus. This is where the grass fire occurred a year ago Fourth of July and concern has been raised about the owner's lack of weed management. The question arose as to whether the plan for the development of the Heights at Meadow Springs included the release of this property to either our HOA or to the Meadows East HOA. Jack and Mike will check with the City of Richland regarding this property including who is responsible to install an access gate for the fence along Steptoe.

The Board discussed changing our CC&Rs regarding the parking of motorhomes, trailers and boats to mirror the City of Richland codes. We also plan 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. Mike Hughes offered to write up the new language. Approval of this change will have to be voted on at our annual meeting.

The Board discussed a plan for snow/ice removal in common area sidewalks. Jack Weissner will be contacting our landscaper to confirm pricing and commitment to perform snow/ice removal as needed. Jack will also ask the landscaper about sprinkler blowout.

The Board discussed dust/dirt control due to home/commercial construction around our neighborhood. Usually the quickest action will result in contacting the contractor directly instead of the Benton County Clean Air Authority.

There are two dying trees on Bellerive. They have been analyzed by tree experts, and it was determined that the trees must be removed. The Board voted in favor to remove the two trees this winter and replace them with new trees in early spring. Mike Hughes will research pricing of removal and replacing the two trees.

The Board discussed the best approach to email regular reminders regarding trash cans, large vehicle storage, parking, responsibility of pet owners, and home improvements. It was decided that at least two reminders—one in the fall and one in the spring—would also include information about irrigation water and ACC requirements for exterior home improvements such as painting, landscaping, sheds, and fencing.

Van Cummings asked about the proposed plan by Meadows East HOA to install a path along the greenbelt. The Heights at Meadow Springs had previously discussed the possibility of installing some benches along the path once the Meadows East project was completed. Laurie

Williamson will contact Theresa Long, a Meadows East Board member, about the status of this project.

Laurie asked about organizing a neighborhood charity event. Kerri offered to work with Laurie in organizing this event around the holidays. Van mentioned this was a good idea since most food drives and other charity drives through the public schools are not happening this year.

Laurie received an email from a homeowner with regards to sending an email to our HOA members about the proposed wind farm along the ridgeline of the Horse Heaven Hills. Mike Hughes stated that Article 6, paragraph 6.1.6 of the Bylaws would prevent political endorsements from the Board.

Jack Weissner met with Dr. Jacob Stanfield, a Willowbrook resident who is helping lead efforts to stop the building of the proposed Willowbrook Apartments. Jack shared our concerns with him how this project would increase traffic and negatively impact our neighborhood. Dr. Stanfield told Jack that the Willowbrook HOA has retained an attorney to fight legal battles on several fronts. Any person interested in supporting this effort can make donations at the GoFundMe site at <https://gf.me/u/y5ds9s> or you can make a check out to Willowbrook HOA and either mail to PO Box 602 or mail/drop off at 217 Sitka. There is a Facebook page that provides updates about these efforts: Neighbors Oppose Willowbrook Apartments.

Laurie will send out an email soon that about the GoFundMe and Facebook links.

The meeting was adjourned at approximately 8 pm.