

**THE HEIGHTS AT MEADOW SPRINGS  
ANNUAL MEETING**

**APRIL 28, 2022**

**6:30 pm**

**Reata Springs Baptist Church**

**MEETING MINUTES**

The meeting convened at 6:30 pm.

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

**Greenbelt Maintenance**

Jack Weissner and Michael Hughes presented information regarding the Greenbelt and discussion of Tract #3 (currently owned by Developer)

- Documents were requested by the Board regarding ownership and maintenance of Tract #3 located in the southeast corner where the BPA and Cascade Natural Gas easements are located. The City of Richland looked for documentation but indicated there was never a plan submitted for the ongoing maintenance of Tract #3.
- In addition, BPA requires access through open block fence along Steptoe.
- The Board asked Attendees what they would like to see happen with that piece of land. Do we want to obtain ownership and if so, what is the cost to improve that land and maintain it?
- One bid to add gravel was around \$20,000. There was consensus that it would be expensive to make that land more attractive that includes the costs for improvements as well as ongoing upkeep.
- Michael Hughes pointed out that land around other BPA towers nearby are not landscaped.
- A question was asked about contacting the City to ask the Developer to submit a plan and hold the Developer responsible. Verbal promises were made by the Developer to the Homeowner about plans to make that tract look presentable.
- A question was asked about our Greenbelt agreement. Michael Hughes indicated there is a legal document about the Greenbelt shared maintenance with our HOA as well as the legally binding Bylaws and CC&Rs that were submitted to Benton County Auditor.
- Van Cummings commented that the Developer originally indicated on the preliminary plat that Tract #3 could be a future RV storage. However, BPA cannot allow it due to access requirement.

- A comment was made about the drawback of increased liability for our HOA to acquire that property. It would be an additional cost as well as the liability for weed control especially since there was a previous fire that caused damage. The liability of a future fire and ongoing maintenance would not be beneficial for our HOA to acquire that property.
- A comment was made that it might be challenging to get the Developer or the City of Richland to take any responsibility.
- A comment was made about working with Meadows East and sharing responsibility with that tract. Michael Hughes indicated it has been two years since we talked to Meadows East. However, he found out there are new Board members for Meadows East and our Board will try to open lines of communicate with them.
- A question was asked about what is the goal of our HOA with the Developer and the City of Richland? Is it worth the continued effort and how do we respond if they are not willing to make that area look more attractive? It was suggested that we could have a work party to clean up area.
- A Homeowner commented they can see the dirt and weeds from their home, and it is an eyesore. The Homeowner also indicated the problem with tall weeds that should be cut by the company that is currently maintaining the Greenbelt. The Homeowner volunteered to contact the City about a plan for ongoing maintenance of Tract #3.
- A comment was made about the significant increase in rates for RV storage owned by Meadows East. The Board will reach out to the Meadows East HOA Board about RV rates as well as asking for weed control along the Greenbelt.

#### **Changes to the Bylaws and CC&Rs**

- Wally Rutherford presented the information about the changes made to the current Bylaws and CC&Rs. Board members met to discuss and revise language. The focus of the proposed changes is to eliminate Developer from all language because he no longer owns any lots and has no voting rights.
- Another proposed change is the time restrictions for recreational vehicles parked to mirror the City of Richland and to avoid confusion. The proposed change is to seven days in a 30-day period.
- The Board wanted to emphasize that homeowners can contact the Board about parking vehicles for extended periods.
- Homeowners can also request from the City a permit for 14 days to park on street (two times limit)

- A question was asked about whether homeowners would have their deeds amended if the Bylaws and CC&Rs were changed (the issue came up when they lived in Willowbrook).
- The response was that Bylaws and CC&Rs filed with the Benton County Auditor would be attached to our deeds.
- A question was raised about whether we would need to get an attorney involved in changing the Bylaws and CC&Rs. The Homeowner also noted that the 51% vote requirement of attendees at the Annual Meeting is only for the Bylaws and not the CC&Rs. If Bylaws and Covenants conflict, then the Covenants overrule. The CCRs required 75% of all membership required to vote (51% of that number required for approval.) We want to file both amended documents at the same time.
- The vote was postponed due to this requirement.
- A Homeowner suggested we could email homeowners with an online voting ballot and was willing to create that for us.

#### **Future Projects**

- Jack presented information about the purchase of a bench that will be installed where the old mailboxes were located at the end of Meadows Dr. S by the pond. The bench is the same as what is used by the City of Richland.
- Jack indicated we signed new contract with our current landscaper. We are happy with their work, and their rates are reasonable.
- The Board asked for discussion about slow down/radar signs. The Board has met with the City's Traffic Engineer about options for slowing traffic. The only option that can be approved is a radar sign.
- A comment was made that we should take some action to improve speeding through the neighborhood and that it may be beneficial to spend money on radar signs.
- A question was raised if we could gate our community. The answer is no because we do not own the city streets.
- A question was raised about putting in a crosswalk. However, the City has rules about crosswalks and where they are located (city want to limit them to mean something)
- A comment was made that the City is reworking Steptoe/Gage intersection to add turn lanes; hopefully will help people cutting through.
- A comment was made about the extension to Center Parkway that would tie into Leslie should begin in the near future and hopefully reduce traffic through our neighborhood.

- A comment was made that the radar sign on Broadmoor is helpful in reminding people to slow down.
- The Board indicated they had previously checked into pricing of a radar sign, and it was approximately \$5000. However, there may be other less expensive options and would follow up with options, pricing, and City requirements.
- A motion was made to approve the purchase and installation of two radar signs. There is a process to make this request and gain approval by the City. The motion was modified to spend no more than \$15,000 and the placement of the signs would depend on the which homeowners would approve of a sign in their yard. The motion was seconded and was approved.
- Wally stated we will contact the City Engineer to find out the approval process for radar signs.
- Jack reported that he has been in contact recently with the City Engineer about traffic signage.
- Chris Wilson gave a report on the lighting at the entrances to our development. He stated we would be replacing the current metal Halolite lamps with LED lights because of their age, to save energy, and LED would last longer. Currently, the lights come on with a photosensor which means on some dark days, the lights may come on. Changing the lighting to timers would add cost and create more issues.

#### **Treasurer's Report**

- Michael Hughes reported we currently have approximately \$77,000 in the bank.
- Our goal is to keep our annual dues down as much as possible. Homeowners have the option to pay a lower rate if paid by January 1.
- A question was raised about how much our expenses are each year.
- Michael indicated our expenses vary each year but is typically around \$20,000 per year with \$8,000-9,000 per year spent on landscaping. Our HOA dues bring in around \$27,000 each year which gives us a slight surplus for unexpected expenses or improvements.
- A comment was made that our dues seem reasonable.
- A question was raised that there is so much the Board is doing and wanted to know if it would be beneficial to hire a management company?
- Jack responded that he had investigated that option and found it was very costly. We are also getting a good deal from our CPA firm to handle the finances.

#### **Election of Officers**

- Jack asked the attendees if anyone is interested in serving on the Board.

- KaeRae Parnell volunteered to be on Board in a couple months after she retires.
- Van Cummings commented that he is willing to give up his position.
- Jack commented our group works well together and everyone one has their niche. After the Board is elected, they decide which positions will be assigned to individuals.
- Jack made a motion that the same Board will be elected with the exception of KaeRae Parnell replacing Van Cummings. The Board will also determine which positions will be two year and which will be three years.
- The motion was seconded and approved.

### **Other Business**

- One owner asked for suggestions about neighbor dogs doing their business in their yard. A suggestion was made to put a sign and cameras.
- It was also suggested to contact the Code Enforcement with the City as there is an ordinance regarding dogs not being on a leash or at heel.
- A question arose about the ACC Committee and its members.
- Michael Hughes responded that the ACC Committee has three members and that there were 19 reviews in 2020; 11 reviews in 2021; and 5 thus far in 2022
- Michael Hughes reported on irrigation water.
  - Currently, we do not have any reported issues. However, if you can smell a distinct odor from their irrigation water or it looks yellow, please contact a Board member so the City can treat it.
  - With variances in elevations in our neighborhood, it is important to monitor watering your yards. The water drainage that rolls downhill can impact your neighbors' lawns and cause flooding.

The meeting was adjourned at approximately 8:00 pm.

Respectfully submitted,

Heights at Meadow Springs Board  
Laurie Williamson, Secretary