

Heights at Meadow Springs Board Meeting

October 30, 2018
Minutes

The meeting convened at 6:00 pm

Present: Jack Weissner, Wally Rutherford, Michael Hughes, Van Cummings, Chris Wilson.
Teleconference participation - KaeRae Parnell, Srikanth Jalgam

The meeting opened with a discussion concerning several homes that are currently in violation of the covenants of the Heights.

This initiated a discussion of the process for dealing with home owners who are in violation of the Covenants and Bylaws all homeowners at the Heights at Meadow Springs have agreed to comply with upon purchase of a Heights property.

The board outlined the following process to notify homeowners for resolution of covenant issues:

1. Notifications will be sent at two-week intervals, fines will begin at 4 weeks after initial contact and will be doubled each 4 weeks/month thereafter and added to the current fine already incurred (i.e. Month 2 - \$50, Month 3 \$100 + \$50 = \$150 etc.)
2. "After 8 weeks without correction of the violation the matter will be turned over to our attorney for action in compliance with article VIII Section 2 of the CCR's and the homeowner will be responsible for all fines levied to date and attorney's fees. Attorney's actions can include the placement of a lien against the home for unpaid HOA fines.

Fines and penalties were discussed as being the last resort to assure Heights at Meadow Springs Homeowners are following the Covenants and Bylaws we have all agreed to live with. These actions are outlined in Article VIII section 2 of the CCR's. The board has clarified the process and an addendum will be added to the covenants outlining this process.

The object is not to make money, but to ensure compliance with HOA covenants and to support neighborhood standards.

The following subjects were discussed and decided to be further discussed at the annual Homeowners meeting:

- 1). Ongoing traffic issues were discussed. Several board members proposed ideas to further reduce traffic/speeders on Meadows. One idea included signs at each end of Meadows Drive S. which would be changed every 2-3 months
- 2) Reviving the summer Barbeque
- 3) The board is going to review our finances and discuss lowering our annual HOA dues again.
- 4) Installing a walkway on the greenbelt from Bellerive to the existing pathway was also discussed and will be added to the HOA meeting agenda.

5) Terms and replacements for HOA board members. KaeRae shared that she won't be returning to Richland until late 2019, so the board will make some contacts to replace her as HOA Secretary.

6) Gates for the BPA right of way along Steptoe (2 separate gates) and a third gate where BPA power lines intersect the Heights south perimeter fence. The plans for gates at these fence openings will be discussed with the developer.

7) Replacements for board members will be requested and an election held if necessary. Our current secretary KaeRae Parnell (now serving as the board secretary) has stated that she will not be returning to the Tri-Cities until late in 2019. The board is currently seeking someone to fill this position.

The HOA will be getting bids for landscaping support at the Bellerive entrances to check pricing and in addition the HOA intends to hold discussions with Meadows East to address landscaping costs for the greenbelt area.

It was also brought up that a section of the asphalt pathway across the greenbelt was removed during the gas line installation along the BPA right of way (Greenbelt) and that section needs to be replaced. The board will contact Cascade natural gas concerning this issue.

KaeRae brought up the subject of correcting the HOA contact list. She'll work with Mike Hughes over the next few weeks to do so.

Srikanth Jaligram is continuing to support the HOA website, while he's on location in Seattle.

The meeting was adjourned at ~ 7:00pm.