

**Heights Meadow Springs
Annual Meeting
April 17, 2025
Amon Creek Elementary School**

Minutes

The meeting was called to order at 6:00 pm.

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

Jack discussed the status of the following agenda items:

Landscaper/Maintenance

- This is the second year for our landscaper, and the Board is happy with the work.
- The landscaper's work scope is to maintain common areas. In addition, we have contracted with the landscaper to replant the diseased trees that were removed last year.
- The landscaper will pressure wash the entrance signs this year.
- The dandelions are prevalent, and the landscaper will continue to treat them.
- Jack asked that homeowners contact any Board member if they have any questions or concerns about the maintenance of the common areas.
- Jack mentioned some potholes at both entrances to our development were caused by irrigation runoff. Jack contacted the City of Richland about the potholes. The City will patch the problem areas. UPDATE: The potholes have been patched.

Architectural Control Committee (ACC)

- Jack indicated there have not been many requests this year other than painting or landscaping. The required ACC form is on our website. The change in process this year is for the homeowner to contact Jack instead of Mike. Jack then notifies other Board members about the proposed project for approval.

Treasurers' Summary, Annual Report/HOA Dues/Reserves

- Wally reported that 100 percent of homeowners have paid the yearly HOA dues. He also indicated that the financial health of our HOA is excellent. The net income this year was just under \$5000 as indicated on the Revenue and Expense statement that was handed out at the meeting.
- The three main costs to our HOA are: landscaping, insurance, and professional services (CPA firm).
- Wally stated that our HOA has two insurance policies—one for physical assets and one for the Board members. Wally got a quote for next year for an umbrella policy which will cost under \$1700. This is a savings of approximately \$1600.
- Currently, our HOA has about \$69,000 reserves.
- A homeowner asked if the reserves could be placed in a CD to earn interest. Wally indicated he will check on this.
- Wally checked with the CPA firm about paying annual dues online and was told this is not an option.
- Our account with the CPA firm is a trust account and cannot accept credit cards.

- A homeowner mentioned having adequate reserves provides the finances for unexpected expenses such as snowplowing side streets which we have done in the past.
- A homeowner asked if the Board felt our reserves were the right amount for future issues such as entrance signs, lighting, diseased trees, etc.
- Wally mentioned that, while the Board has not yet conducted a detailed examination of the costs associated with repairing or replacing items like entrance signs and electrical wiring in common areas, he has consulted with a comparable HOA regarding their reserve funds and believes ours are appropriately aligned.
- Jack mentioned that our landscaping costs are reasonable and just up slightly from last year due to increased landscaping costs as well as adding pressure washing to the scope of work.

Traffic Calming Updates

- Kerri discussed the efforts made to get some type of traffic calming device in our neighborhood through our application to the City of Richland's neighborhood safety traffic program that began last year. The first neighborhood selected to have speed humps added will be the remainder of Broadmoor Street past Claybell Park to Leslie. Initially, Canyon Street was first on the priority list, but Broadmoor is now first.
- Kerri requested a police cart that had been placed in front of her house. She was made aware that the carts no longer keep data of traffic going past the cart and that only the armadillos will acquire data. Kerri requested that one be installed as soon as possible. The data collected will be submitted to the traffic safety program, with the aim of improving our ranking and moving us up from fifth in line. We are continuing to work with the City to improve our ranking. Factors such as having a school and park nearby were not initially considered with the data that was analyzed in the first year.
- A homeowner asked if Rachel Road completion will help with traffic through our neighborhood. The Board agreed that this project should route some traffic away from Meadows Dr. S.
- A homeowner commented that she sees about half the cars do not stop at the stop sign on Tiger and Meadows Dr. S.
- A homeowner inquired about ATVs being driven recklessly through the neighborhood. Jack advised that homeowners should contact the non-emergency police line and request a "knock and talk," provided the homeowner can supply an exact address. Laurie noted that similar complaints, along with concerns about off-leash dogs, have been received via email from other homeowners. The recommended responses are as follows: for issues with off-leash dogs, homeowners should contact Animal Control, while reckless operation of recreational vehicles such as ATVs, electric bikes, and scooters should be reported to the non-emergency police line.

Block Party

- Laurie reported that our annual Block Party will be held on Tuesday, June 24 from 6 to 8 pm in the Greenbelt. There will be food, carnival games, and prizes. All homeowners and family members are invited including grandkids. The Block Party Committee will be advertising the event and sending out more details.
- A homeowner asked about people selling door-to-door and if there is anything to do about deterring solicitors. One suggestion was to put a no-solicitation sign by your door.

Elections (Mike and Wally)

- Jack stated that Mike and Wally were up for Board elections this year. He asked homeowners if anyone was interested in running for a Board position. No one volunteered at the meeting or through an email that was sent to homeowners.
- Mike and Wally were nominated and voted in for another 3-year term as Board members.

New Business – Ideas/Comments

- Jack talked to the landscaper for the Greenbelt, since it appeared it hadn't been mowed yet. The landscaper indicated he will start mowing next week and would be mowing about every ten days. He also told Jack that he had not been asked to cut off water to the portion of Greenbelt owned by Asmus.
- A homeowner asked whether the Board considers the annual Greenbelt charges reasonable. Wally mentioned that, after receiving this year's assessment, some homeowners contacted the Meadows East Homeowners Association to request an itemized breakdown of Greenbelt expenses. In response, Meadows East provided the requested information and included a link on their website that details how the charges were determined.
- A homeowner commented about observing kids throwing rocks into the pond. He talked to their parents and explained that our HOA disapproves of this due to having to dig up pond down the road.

The meeting adjourned at 7:10 pm.

Respectfully,

Laurie Williamson, Secretary