



Meadowcrest Homeowners Association Special Meeting Agenda

August 22, 2022: 6 p.m. at Lone Star Middle School

MINUTES:

1. Call to order at 6:17 pm by President Mike Williams
2. Reminder to complete ballot if not already done. A member had a question about corner lot responsibilities – President answered question privately.
3. Quorum Requirements: President shared that we have 50 voting members present either in person or proxy. Quorum has not been met which would be 50% of households or 80 members. If count is 48 or more this meeting will be adjourned and then we can immediately open a second meeting in accordance with Section 2.8 of the Bylaws. Motion to adjourn made by Randy and seconded by Janet.
4. New meeting called to order by President Mike Williams at 6:17 p.m. with a secondary quorum established with 50 households represented.
5. Board Member Introductions: Mike Williams, President; Darrell Broughton, Vice-President (Neighborhood Watch/Safety Committee); Randy Rieken Vice-President (Architectural Review Committee); Ross Lamm, Treasurer (Landscaping Committee); Janet Gilbreath, Secretary (Events Committee).
6. Review and approval of May 3, 2022 Annual Meeting Minutes: Janet read the minutes from May 3, 2022. No corrections made. Motion made by Ross to approve the minutes and motion seconded by Randy. Motion so moved and minutes accepted.
7. Financial Update: Financials reviewed by Ross who shared that the current balance for the Association is \$82,715.09. Question about the possibility of reduction in dues, which Ross shared is under consideration, depending on the budget developed now that all the building is complete.
8. Landscaping Committee Update: Ross shared that the landscaping committee responsibilities include the common areas such as the outer perimeter area and the dead-end landscaping. This committee is meeting with the landscaper tomorrow to discuss outer perimeter maintenance.

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9. Committee is also planning on having lights installed at each of the entrance MeadowCrest signs and having a festival of lights during the holiday season. Mike reminded everyone that there are sign-up sheets for the Committees and we are in need of more volunteers.
10. Neighborhood Watch/Safety Committee Update: Darrell reviewed the purpose of the committee to build community, security, safety and wellbeing. As more communities are being developed, there may be a need to watch for safety in our neighborhood. Darrell reinforced the idea that we are not vigilantes, but if you see something, say something. There will be co-captains for various streets in Meadowcrest who will help to monitor activities and promote communication. There will be signs going up about the process for reporting. A concern raised about the rate of speed on Foxglove Dr and would like to see signage to encourage drivers to slow down. Darrell states a speed bump was previously addressed by the city, however they decided not to install one because there is a curve and turn at Lancaster which was believed to slow traffic. This will be explored again by this committee with the city. Darrell encouraged homeowners with concerns to sign up for this committee. Nampa police will patrol the area of your home if you make them aware that you are out of town. Street lights are city responsibility to repair. Use non-emergency number for Nampa Police for reporting non-emergencies and can also send a message to HOA Board.
11. Architecture Committee Update: Randy pointed out the website for MeadowCrest (Meadowcrestnampa.com) and the form that is required for submitting request for changes to house or property is on that website. This committee reviews all requests. If questions, reach out to the committee. There is a question about trees in the front yards and the two-tree requirement. Randy stated that this is an agenda item and will be discussed shortly. A question about mowing, watering, weeding, etc. – what is required. Mike states there is a CC&R requirement that states everything in the yard must be kept alive (grass, trees, bushes). Recourse if not done will be discussed later this meeting. If a rental, the owners of the property are responsible.
12. Events Committee Update: Janet shared that this committee is responsible for planning community events and assisted in the planning of this meeting. Appreciation for Natalie and Crista for their hard work and again to Natalie for arranging the food/drinks/gift cards. Again

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encouraged interested members to sign up for this committee. Events Committee will be planning events such as Halloween event, holiday decoration contest, food trucks, block parties, etc.

13. Community Outreach Committee Update: Mike shared that this committee will focus on initiatives that come from the city and impact MeadowCrest. Example is a proposal for townhomes close by and concern about traffic and resources and we were able to influence that project and the development was stopped. There is another project now and the planning zone committee will be meeting tomorrow night about this new project that has townhomes, condos for a total of 107 townhomes, 92 quadrplexes, 6 single family homes. Concern about high density in a small area might lead to more traffic and resource consumption, possibly increase in crime. Would not be consistent with the single-family home communities that are already here. Please sign up for this committee if you are interested.

14. *Raffle Prize Winner for \$25 gift card: drawing and gift card awarded.*

15. Tally Votes from ballots: results shared with attendees

16. New Business:

- a. Vote to approve correction of errors in CC&Rs: correct name from Lake Lowell Homeowners Association to MeadowCrest Homeowners Association approved.
- b. Vote to approve modification of the front yard tree requirement in the CC&Rs: Change from requirement for two trees in the front yard to requirement for one tree in the front yard and second tree anywhere on the property.
- c. Vote to designate primary and alternate meeting locations for future meetings: Majority voted for the Board to determine location.
- d. Vote to allow future meetings to be conducted in person, electronic or hybrid meeting model: Majority voted for any combination of above as deemed appropriate by Board.
- e. Compliance inspection policy: Mike shared feedback that members want consistency when inspectors come out. There was a new law July 1 that ensures everyone has due process rights. There was a concern voiced about inspectors and the way they were documenting the inspections. The process was that inspectors came out twice a month

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during business hours and went through the neighborhood looking for violations of CC&Rs. They would then make a note of it and send out a notice which follows an escalating process starting with a courtesy notice. Mike states they were not providing pictures of the violation, so the Board reached out to AMI and now the procedures are being implemented that include a picture of the violation in the context of the overall property to show which house the violation is at. Also, any violations will be approved by the Board before being sent out with the emphasis on this process being consistent and fair. Mike also shared that if you do not like the CC&Rs, then there is a process for changing that which requires voting with the entire community and also maintaining compliance with local laws.

- f. Future meeting schedule: Mike stated that there had previously been a schedule for one meeting a year, which did not happen during COVID. Going forward propose that the Association meet quarterly for the community members. If you do not want this, please reach out to the Board members. All Board members are listed on the meadowcrestnampa.com site. There is a generic email for the Board which is Board@meadowcrestnampa.com. Future meetings will be a hybrid of in-person and virtual. Reminder that we need a quorum to be able to do any business. Look for information also on social media which include a Facebook page – Meadowcrest-Hayden Neighborhood as well as a Next Door group.
- g. Open for member comments:

AMI responding to a previous question about notice for Association fees; bill January 1 – due January 31; if no payment a notice is sent for late payment in February 60 days; at 90 day mark a certified final notice. Then attorney for collections. The notice goes out via regular mail, but may also come out via email.

Question: How many rental properties and if there is a restriction on rentals. Answer: There is new legislation that makes it harder to restrict rentals.

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Question: Do fee overdue notices go to the owners? Answer: Yes, these go to the address the owners provide.

Question: When do inspectors go through the community – daytime. Answer: it will be 9-5 M thru F.

Question: How will parking violations be identified. Answer: street parking is enforced by the city, not the association. There are rules in the CC&Rs about RV's.

Question: Parking on the street and is it legal? One member states she found in the CC&Rs about street parking. If it is a renter, the violation would go to the homeowners address, not the renter. AMI encouraged community member to take a photo and send it to AMI. CC&Rs have to conform to city laws. Trailers are not allowed to park on property more than 72 hours with a 48 hour period in between.

Comment/Suggestion Forms: Reviewed those submitted. Halloween and Christmas Decoration Contest. Our dues seem too high – Board is looking at this, but have to ensure we have reserves for contingencies. Landscape service is an example of an area the Board is reviewing to see if that cost can be reduced.

Comment about neighbors controlling their weeds. Speed bump for Foxglove – reason not there is that city said no because there is a jog for Lancaster which causes traffic to slow. Board will revisit this. Need to maintain common areas and drainage appropriate in those areas.

Question about back yards and who is responsible if there is a health hazard. Answer: If there is a hazard that impacts others, it is a city issue.

Question: can we look into snow plowing as needed in the winter. Answer: The city works on a tier system and subdivisions are at the bottom. If we want to pay for that privately, it will need to be at association expense. Will investigate cost and revisit at next meeting.

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Question about streetlights at entrance of Lake Lowell that are burnt out. Lights on city streets are city responsibility and Darrell has been in communication with the city about this and they are coming out to go replace/fix lights.

Janet brought up idea of native landscaping and requirement for less grass. This is especially important considering decreasing water availability. Janet encouraged any member interested in pursuing this to contact her. This will be a future agenda item.

17. Raffle Prize Winner for \$50 and \$75 gift card: Winners drawn and prizes awarded.

18. Adjourn: Motion to adjourn made by Randy and seconded by Janet. Meeting adjourned at 7:53 p.m.