



MEADOWCREST SPECIAL MEETING MINUTES
December 5, 2022
Nampa Public Library and Zoom

1. President Randy Rieken called the meeting to order at 6:01 p.m. on December 5, 2022. We have attendance at the Nampa Public Library as well as on Zoom.
2. Roll Call: In attendance are the Board Members – Randy Rieken, Ross Lamm and Janet Gilbreath as well as homeowners represented in person and remotely via Zoom (See attendance at the end of the minutes). We have a guest, Wendy Chapman, from Northern Star, our new management company with us in person. A quorum is not necessary for this meeting since there will not be a vote called for at this meeting – this is an information-sharing meeting.
3. Minutes Approval: You were sent a copy of the previous meeting minutes with the invitation to this meeting. Upon reviewing the minutes from the Special Meeting of August 22, 2022, are there any corrections or changes? None voiced. With no correction or changes voiced, the meeting minutes stand approved.
4. HOA Board Membership Updates: We have had changes in our Board Membership since our last meeting. Two of our officers have stepped down from their positions: Darrell (Vice President) and Mike Williams (President). A communication was sent out to members about these changes. We are in the process of recruiting new Board members, so if you are interested in serving, please submit your interest by doing the following. Go to the Meadowcrest website where you will find an application to apply for a position with the Board.

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5. Another change that you have been notified of is the change in management companies. We ended the contract with AMI and have a new relationship with Northern Star. We have a representative here with Northern Star, Wendy Chapman. Welcome! We are excited about this change and are looking forward to a positive and productive working relationship. Wendy is our contact person and her phone number and email are listed on the slide. Wendy expressed her pleasure at being our representative and reinforced the contact information available to all the homeowners.
6. Update on Dispute with AMI. President Randy Rieken provided a brief review of the infractions by AMI that led to the termination of the contract with AMI by the Meadowcrest HOA Board. A letter was sent out previously to the homeowners that outlined this process of termination of the contract with AMI due to non-performance and unethical actions. AMI has opted to dispute our decision to terminate and AMI also transferred \$17,000, without our consent, to an outside law firm in California to hold. We have retained an attorney and begun the legal process to dispute this action and request the return of these funds. We will keep you informed as this process progresses. Meanwhile, the remainder of our funds have been transferred into a new account that is under our control.
7. Financial Update: Ross Lamm, our treasurer, will now provide a financial update. Ross provided a look at the balance sheet for 11/30/2022 (see attachment on slides). Ross shared that we currently have \$42,886 in the bank and are working on getting the \$17,883 returned from AMI. Ross stated that he is looking at putting the reserve into CD's which are Federally insured investments. Next, Ross reviewed the Year to Date Income (attached) which outlines our operating income and expenses. Ross highlighted that

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we have recently reduced our Management fee by 30% due to the switch to Northern Star Management and have already seen an improvement in services. A question was asked about the possibility of decreasing the homeowners dues. Ross stated that he is hoping that we will be able to reduce these dues.

8. Committee Updates:

- a. Architecture Committee. Randy provided an update about this committee. This committee reviews the applications from homeowners for changes to structure or landscape. Randy provided the names of the members: Chrissy Williams, Jeremy Vanderpool, Loren Miller, and Randy Rieken. Randy reminded attendees that solar and any improvements or changes that can be seen by neighbors or you're the street need to complete the ACC request form which can be found at www.meadowcrestnampa.com. Randy also encouraged any interested members to join this committee.
- b. Events Committee: Janet Gilbreath provided an update for the Events Committee. The Events Committee members include Natalie Miller, Peggy O'Neill, Melissa Meyers and Janet Gilbreath. This has been a very active committee and they held their first event, the Fall Harvest Block Party on October 15, 2022. This was a great opportunity for us to get to know our neighbors while enjoying food from Something Different Food Truck, a bouncy house, music and company. The Events Committee is also planning a Holiday Decorations Contest this month. This will be announced on Facebook and any of the homes in Meadowcrest can enter. Have your decorations up by December 12 and then the community can vote on Facebook for the Favorite Decorations by December 18.

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There will be gift certificates awarded to 1st, 2nd, and 3rd place winners. More events are planned for 2023 and they include a spring community garage sale, a summer BBQ and another autumn event. If you are interested in participating in this committee please let Janet Gilbreath know by emailing her with your contact information at janet@meadowcrestnampa.com.

- c. Landscape Committee: Ross Lamm provided an update for this committee. Members of this committee are Ross Lamm and Debbie Handy. This committee is responsible for landscape decisions about the common areas only, not individual landscape project. They have recently completed a project of having lights installed by an electrician at each of the entrances and provided a picture of the work. Christmas lights were recently installed at the Middleton entrance and coming soon at the Lake Lowell entrance. Ross also stated that they are looking for more members if there are interested volunteers.
- d. Neighborhood Watch/Safety Committee: Robert Bollman is the Committee Lead and provided an update. Bob states the Nampa Police Department is recommending that we get at least two more people to sign up for the community watch. Once our numbers of volunteers increases, we will have our first meeting. Meanwhile Robert posted some safety thoughts on Facebook to help us. The last post was about porch pirates and getting to know your neighbors. With the holiday season upon us, get to know your neighbors and look out for each other. Bob also shared that the Scouting Food Drive was a big success. Last year they only filled one truck for the food drive. This year, with everyone's wonderful food donations, we filled 3 trucks

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for the food drive with one of those trucks from Meadowcrest alone! Great job to Meadowcrest!

9. Open Discussion: Meeting was opened to general discussion. Snow Removal: A question was posed about snow removal. This is the City's responsibility and their priorities are the main streets in Nampa. To individually contract for snow removal would be a major cost for the Association. There was discussion about proper use of salt and/or sand. Also discussion about helping each other in the instances where the snow does not melt in the next day or so and to be aware of our neighbors. Some attendees stated they are happy to help their neighbors if they are made aware of the need. Using sand or salt when the sidewalks are icy and slippery was suggested. A question was asked about why AMI is using a California attorney and it appears that Keystone purchased AMI and they are based out of California. This is where the \$17,000 of our funds was transferred to be held in trust. A comment about the Food Drive was that perhaps next time the flyer could include a number so we could drop off early if we are not going to be around when the collection occurs. Melissa Meyers discussed the Meadowcrest Facebook and stated that she is working to secure the site and remove spam. There was a spam for airduct cleaning which she has removed and she is adding another admin for this FB page to help keep spammers off. Randy brought up the topic of Street Sweeper and states it was brought up before. Perhaps we can consider it as a budget item.
10. Meeting adjourned at 7:30 p.m.

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Attendance:

Zoom Attendees	Zoom Attendees Addresses
Mike Williams	
Annette Dehaas	Yellowbell
Autumn Cole	S Lancaster Drive
Derek Cole	S Lancaster Drive
Heidi	
Robert Brown	
Kathleen Brown	
Kate Pinkston	Coneflower
Michael Pinkston	Coneflower
Debbie Handley	2520 W Yellowbell
Randy	
Audrey Rieken	
Janet Gilbreth	
Kari Hatcher	
Dean Matlock	
Maureen Matlock	
Robert Bollman	

Library Attendees	Library Attendees Addresses
Peggy O'Neil	616 Lancaster Drive
Cameron Welch	2414 W Foxglove
Pauline Jurina	2414 W Foxglove
Melissa Myers	651 S Lancaster
Natalie Russ	582 S Lancaster
Penny Bullock	2503 W Foxglove Dr
Ross Lamm	
Wendy Chapman	Northern Star Management

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Powerpoint Presentation shared at Meeting



12.05.2022_HOA
Special Meeting Pre: