



## Community Organization

Annual Meeting Agenda

Sunday April 3, 2022

NE 6<sup>th</sup> Court Cul De Sac 4PM to 5PM

1. Sign-in and establish quorum

Thanks to everyone who attended. We had 10 residences represented at the meeting so we met our 9 residence minimum requirement to vote on the annual budget and dues..

2. Website Update – Any recommendations for improvements

No updates. Please send me any ideas to improve communication in the community. A new Outlook group email has been created that includes homeowners and renters and that will be used for general community mailings and discussion. A separate email list will be used for billing as bills are sent to homeowners, not renters. Both email lists will be updated at least once per year

Note...if you are selling or refinancing your home (as many maybe doing given the low rates), the HOA's rules and bylaws are available on our website: <http://www.meadow-creek.org/hoa-rules-and-regs.html>. To get dues confirmation, please have the title company email me at [treasurer@meadow-creek.org](mailto:treasurer@meadow-creek.org) or [jugdhoot@hotmail.com](mailto:jugdhoot@hotmail.com)

3. Landscaping Update –

Fredy's rates are increasing by \$30 to \$620 per month plus tax.

There was extensive discussion on the subject of landscaping, both of the common grounds owned by the HOA, and of the community at large to reflect the beautiful community we all want to live in.

Regarding the common areas, many thought that we should revisit our current contract with Fredy and obtain bids from other companies. As such, we decided to create a landscaping committee. Four homeowners volunteered to be on the committee...Gerald Lai of 22314 NE 6<sup>th</sup> will head the committee, with Vernon Lewis

of 22367 NE 6<sup>th</sup>, Pak Ching of 326 22<sup>nd</sup> Ave, and Eduardo Camacho of 320 222<sup>nd</sup> Ave being its other members. They are tasked with researching and collecting bids from other landscaping companies for consideration, so if you currently use a landscaper, please forward them details so they can get bids. Once bids are received, details will be shared with the board and decision will be made.

Jerry De Raad will provide the details of what is currently covered by Fredy's contract.

An issue of nearby neighbor flooding was brought to attention by Eduardo Camacho. He has received three complaints from outside neighbors regarding this flooding occurring as a result of the brush near the bridge on 222nd. This area is neither owned nor maintained by our community, though it is close by. The newly formed landscaping committee will bring this to the attention of the City. Carrie Aguirre will provide maps and contacts that she already has.



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Regarding individual front lawns, there was a lot of discussion on ways to enforce current landscape rules, especially on keeping grass cut, and shrubs/trees pruned. There was also discussion on Carrie Aguirre's proposal to update the HOA rules to require professional landscapers to facilitate enforcement. After much discussion, the landscape committee was tasked to determine the best approach to enforce landscaping standards outlined in the HOA rules and regulations.

### 1. Block watch update / Social update

We will again have our annual neighbor day picnic and party. A request was made to have it earlier just after school is out, so we are looking to have it in June. Carrie Aguirre has once again kindly volunteered to organize the event which we will have in the community park this year. She is always looking for volunteers to help!

### 2. Park & Play Equipment.

A new basketball hoop has been purchased by the HOA and is available for residents to use in the cul de sac on NE 6<sup>th</sup> Ct.

There was a discussion about children using our park who are not from the community. While it is great seeing the park being utilized, we will continue to

monitor its usage by children from outside to ensure appropriate usage. As we have not seen issues as yet, it was decided not to make any drastic changes at the park.

3. Fence repaint and major fence repairs completed last year – none expected this

year

While we are not planning to paint the fence this year or do any major upgrades, this led to discussion about our reserves and their use. As seen from the budget, the reserves are used to save up for large expenses such as fence painting and the recent park remodel project, plus any unexpected expenses such as the water leak we had a couple of years ago. We also revisited the look of the entrances to our development. The homes on 222<sup>nd</sup> Ave do not have a formal entrance sign as that on NE 6<sup>th</sup> Ct. We will look into using some of our reserves on investing in that area. The landscape committee will look into options. Carrie Aguirre shared that her “TREES” proposition that will be up for a vote shortly addresses this more affordably with a plantings centerpiece focus.

## 7. Treasurer’s Report

1. Spending 2021/2022
2. Review proposed budget for 2022/2023

c. Ratify budget

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1) With increases in landscaping costs, insurance costs, utilities (water and electric) and real estate taxes, we are recommending increasing dues by \$50 to \$700 due April 30<sup>th</sup>. This was unanimously approved. Bills will be sent out shortly.

2) Payments should once again be made through Zelle, a person to person payment system used by many banks. Details will be provided with the dues notice.

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1. Review of MCCO Rules and Homeowner Responsibilities

- 0. Payment of dues
- 1. Applications for major landscape changes
- 2. Fence colors
- 3. Maintenance of yards
- 4. Garbage cans
- 5. Parking
- 6. Compliance with local regulations
- 7. Parking during school drop off times
- 8. Compliance with Storage of Items rules in CCRs

A reminder that NE 6<sup>th</sup> Ct is a public street and so is subject to local laws. Reminder, please keep front yards clear of debris, neat and tidy. We want our community to remain engaging and pleasing to all who live here and visit.

Note, trash pick up is now Thursdays.

A new topic to the above list was added, compliance with storage rules. Reminder to keep entrances neat and tidy with items not visible from any lot, such as toys, bikes, trash cans, shoe collections and other items.

2. Nominate any new members to the board

- 0. Review director's position and responsibilities
- 1. Nominations from the floor and second nomination
- 2. Statement from all nominees
- 3. Vote (one ballot per household) and tally

Anyone wanting to become a new member to the board, please let us know via the survey. It's a very minimal time commitment (other than for the me as treasurer managing the finances 😊). In the meeting it was estimated that the Board positions require about 25 hours of time annually, and that new volunteering was appropriate. Please note that by keeping our HOA run by homeowner volunteers, we don't pay management fees!



Meadow Creek

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After some discussion, it was determined that we look into the costs of hiring a property management company to help with billing, accounting and payments. Tony Aguirre of 22319 NE 6<sup>th</sup> has volunteered to research companies and determine the cost. In the

meantime, if you would like to help me, your treasurer with billing and collections, please reach out!

## 10. New business – Proposed Amendments To HOA by-laws.

Carrie then presented her proposals to the meeting. Three proposals were presented:

1. 1) Professional landscaping – Proposal to have all front yards professionally landscaped at owner’s expense, and reduced rate, to ease the compliance burden. As discussions progressed, this proposal was taken off the table with the formation of our landscaping committee. See discussion details for any updates.
2. 2) Boats – Proposal to allow homeowners to park boats on their property. With restrictions on where and how they park them. Discussion covered all sides of the proposal. See details in the email discussion.
3. 3) Trees – Proposal to add plants and trees in the area around the park and at the entrance to 222nd Ave. The quote is approximately \$11,000 and would be funded by a one time dues fee plus treasury reserves. Again discussion all sides of the proposal. See details in the email discussion.

These proposals will go to an online vote after 4/14...details to come later this week. Note that some of the proposals require 75% of homeowners to vote (see **Section 11.1** here - <http://www.meadow-creek.org/hoa-rules-and-regs.html> under Meadow Creek CCRs.

## 11. Adjourn