

# Meadow View Home Owner's Association Meeting

## April 16<sup>th</sup>, 2024

### Denton Legion Hall

#### **Officers Present:**

Bill Arneson – President  
Pam Hallowell – Treasurer  
Shawn Haller - Absent  
Secretary Duties by Shaun Haller

Minutes from last HOA meeting were accepted

**Bill Arneson** – Updated that Allo would not be connecting up our area this year. No Reasons Given.

**Pam Hallowell** – presented the treasure's report. All but 7 houses were current on dues. Pumping water to the lagoons and pond were about double due to drought. A claim was filed during the year against our liability insurance policy that resulted in our coverage not being renewed. A new general liability insurance policy was obtained that was updated to cover the additional commons area and the increased number of residents. Twenty one signs were posted around the commons areas to deter outsiders from trespassing on our commons. This was required by the insurance company. The cost for the new policy was \$2198.29 annually. The treasure's report was accepted.

#### **Lagoons & Pond Levels**

General discussion about the amount of groundwater needed to be pumped into our lagoons to satisfy DEQ requirements. Currently we are having to pump 65gpm of groundwater into them for about 4 months out of the year to maintain necessary levels of water. The level of frustration with the inability of DEQ to OK a solution to our over sized lagoons is continuing to rise.

#### **Commons Area Signage**

New signs were installed at a cost of about \$1200 for the sign and posts.

#### **Trails**

Doc updated that the trail to placed on SW 79<sup>th</sup>, between Schellpepper and Gerlach, would start as soon as the weather got a little better. Larry Lum built a wooden bridge for the SW 79<sup>th</sup> trail at a cost of \$1148.49 and it will be installed as well. A motion was made and seconded and unanimously approved to reimburse Larry for the cost of the bridge.

Continued maintenance of the trails would require the normal \$3000-\$4000 worth of 5/8 inch rock.

#### **Outlots 3 & 4**

Doc has an agreement with Ron Oehling to maintain the outlots and harvest hay from them.

#### **Drones/Weeds**

Using drones for weed spraying has been a success and will continue. County is happy with the current weed situation. A residential herbicide is used—this is safe for pets, fish, and people. Weed control is approximately \$1500 annually. Doc will be mowing all of the non-maintained common areas. This is done at least every three years to remove all the volunteer trees.

## **Rolloffs**

Discussion on continuing the rolloffs. Do not overfill them. No tires, batteries and hazard materials. Put vegetation on the pile at the base of the dam not in the rolloffs Motion made and seconded to have approximately 3 rolloffs 3 times a year; around July 4<sup>th</sup>, Christmas & mid April. Motion approved unanimously.

## **Road Repairs, Culvert and Snow Removal**

Prior to the county assuming maintenance of and snow removal on the new roads in the latest addition, they have noted concrete fixes in 3 or 4 areas and they have issues with two culverts that need to be addressed. One culvert just needs its grates replaced with a different kind, but the other culvert may need complete replacement. Ron Oehling should be responsible for the repairs. Until the county take over the roads, we will still provide for private snow removal on the roads.

## **Domestic Wells/Water Conservation**

Doc tested his well and the static water level has gained back 6 feet to 87 feet. The static water level on the well for the pond has also risen 6 feet. This is good news and he will continue to monitor the levels.

## **New Business**

### **Garage Sale Committee**

It was announced that the area garage sale would be from May 30<sup>th</sup> through June 1<sup>st</sup>. Everyone is welcome to participate. Information will be posted to our Facebook page as well as other areas.

### **Recreation Ideas and Rules for Commons Committee**

Submitted a Report on possible recreation ideas for the neighborhood. If north lagoons we removed it would be an excellent spot for a future recreation area.

General discussion about an online portal to help people be better connected with the dealings of the HOA and to help to facilitate voting on proposals, the collection of dues, and bringing area issues to light. A motion was made and seconded and unanimously approved to have Josh Lahr and Shane Wolph research different software and then present their choice to the board for authorization of up to \$1000 to be spent to start the set up process and replacement of our current online presence.

### **Trail on Private Lot**

Discussion about a length of trail on the North end of the recreational pond being on a private lot. A motion was made and seconded and unanimously approved to move the trail off of the private lot and onto the commons land.

Doc was recognized for all the work he does for the HOA.

**Doc Sullivan**-- Updated covenant changes from last year are still pending. There was an issue with the notarization of the signatures and they need to be redone. Still a work in progress.

Meeting adjourned.

Minutes Submitted by:

Shaun Haller – Substitute HOA Secretary