

**MEADOWRIDGE LODGES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
Saturday, August 8, 2009 10:00 a.m.**

CALL TO ORDER: President Jim Cartwright called the meeting to order at 10:00 a.m.

PRESIDENTS WELCOME: Jim Cartwright welcomed and thanked all the owners for coming to the meeting. Jim wanted to let all the homeowners know that the Board appreciates the input of the homeowners who have attended meetings in the past.

- Jim thanked the Board, Janie Barillari (Vice President), Dawn Browne (Board Member), Paul Crowley (Board Member), and Tom Hemmings (Secretary/Treasurer) for the great work they did during the past year.
- The Board has some vacancies on both the HOA and Club Boards. He asked all to consider making a commitment to help fill these positions. Elections will be held later in the meeting.
- Jim thanked Jeff Herren (Counsel for the Association) for being helpful throughout the year as there have been some legal issues.
- Jim acknowledged Day and Associates Accounting who reviewed the Association's finances. The MeadowRidge Lodges HOA is in compliance. Audits are done every five years.
- Jim acknowledged the owners who have attended Board meetings throughout the year and stated their input was appreciated. He mentioned some of their observations have been correct.
- The Board has prioritized construction projects to be done based upon safety issues. He understands that money in these times is tight and wanted to assure the homeowners that they are trying to do only projects that are needed.
- A Construction Project Form has been implemented to ensure that Court funds are used only for projects approved by the Board.
- The Board voted last fall to renew CMC's contract with MRL as the property management company for a 5-year term. The Board felt CMC has done a great job. They know the property and the contract was all inclusive of services. Allegiant was the other company considered that submitted a bid.
- The Roofing Company paid a settlement to MRL to reimburse Courts 10, 11, 12, 18A&B and 20 for some repairs and snow shoveling.
- 8 Aspen and Spruce trees were planted last spring with plans for more this fall.
- Drainage ditches were built to steer water away from the Courts and will relieve the heaving of sidewalks and patios. Trees will be planted by these ditches because of the good source of water.
- Comcast contract for cable TV was renewed on April 1, 2009 and it now includes 1 digital cable box per unit with 56 stations, Pay Per View and 40 music channels.
- In October 2008, MRL rekeyed all the units to a new master key system. The prior master key system was probably 20-years old. Please do not change the key and lock system to something other than Kwik Set. CMC can master Kwik Set.
- Janie created a MeadowRidge Lodges HOA informative website, <http://meadowridgelodgeshoa.net>.
- The following policy issues have been brought to the Board's attention this past year:
 1. Noise
 2. Patios and decks. They are not to be used for extended rooms with sofas and shelves and storage for motorcycles.
 3. Patio additions and sheds
 4. Parking of vehicles. Campers, RV's ATVs and snow mobiles are in question.The Board has been trying to enforce the policies the best they can. Some violations have been renter related however the ultimate responsibility lies with the homeowner.
- Jim thanked everyone for the opportunity he has been given to serve as the Association's President.

ROLL CALL/QUORUM VERIFICATION: A count was taken of the members present & proxies received. 52 units were represented, which does not constitute a quorum. The meeting can continue, but will have to call for a written vote.

APPROVAL OF 2008 ANNUAL MEETING MINUTES: A motion was made to approve the August 9, 2008 meeting minutes. It was seconded and passed to approve the minutes as written approved.

MAINTENANCE UPDATE: Matt Priebe, CMC Property Manager, presented the MeadowRidge Lodges maintenance update.

- Matt discussed the Capital Improvements:
 - CMC has been replacing decks. Courts 2, 17 and 13B have had their decks replace.
 - Concrete work by T&C Concrete has begun in Courts 1, 10, 13A and 16.
 - Courts 7 and 17 have had touch up paint. Courts 8, 17 and 13B will be fully painted in 2010.
 - Walkways have an epoxy finish which seems to be failing everywhere. CMC has been filling in the areas that are chipping out, but will be looking at a total concrete replacement in the future. The main goal is to make it the walkways safe for now.
 - Drainage projects are on-going.
- Lawn maintenance and spring fertilization were mentioned. **Action Item: As requested, Matt will discuss a ground irrigation system with the Board.**

- 158 trees were sprayed for pine beetles, which was 30 less than last year. 9 trees were removed and 8 planted. Tree removal has been on an as needed basis.
- The parking lots are being graded and pot holes are being filled. Matt asked that homeowners let him know if they have any issues with the parking lots.
- All dumpsters are now bear proof.

CLUB UPDATE: Neil Burke presented the Club MeadowRidge update.

- Neil advised homeowners that the By-Laws are important. The Club By-Laws are unusual as they are owned by 3 members.
- The following improvements have been made:
 - The pool and spas have been resurfaced.
 - The parking lot has been re-paved.
 - New carpet has been put in the locker room.
 - The building's interior was painted
- There is a contract to resurface the tennis courts.
- Overall, the Club's finances are in good shape. The Reserve Fund has been receiving approximately \$8,000.00 a month.
- The Club gets used quite a bit. The current system shows there have been 36,000 visits this year. Peak times are December, January, and February, which shows 4,000-6,000 a day. July and August are the next highest usage months.
- Ski Broker will be coming back this winter.
- 120 people in the Fraser Valley can purchase a membership.
- A homeowner requested the hours for the pool be posted somewhere on their website.

FINANCIAL UPDATE:

- Brian Lence, CMC President, presented the Balance Sheet as of 6/30/09 & the Income Statement for the period 11/01/08 to 6/30/09. Owners were supplied with an Income Statement & Long-Term Replacement Plan specific to their Court.
- The Current Assets of the Association merely reflect the various states of liquidity in which cash reserves are held. The checking account covers operating expenses. Money Market accounts & CD's principally cover reserves. Funds needed to be 100% guaranteed & CMC tries to maximize interest income notwithstanding interest rates being so low at this time. Other current assets are mainly in the form of prepaid items & Accounts Receivable which, barring one exception, are in good shape.
- Under Current Liabilities on the Balance Sheet, Accounts Payable are current.
- The individual Court Reserves are represented under Equity in the Balance Sheet, & the balances reflect the carried forward balance from 10/31/09, plus or minus the net surplus or deficit from year-to-date income & expenses.
- The Court Reserves tie in with the Long-Term Replacement Plan, from which the courts can see future capital projects, & the projected state of their reserves to meet these projects based on the current monthly funding & (if applicable) special assessments..

ELECTION OF DIRECTORS: (term of service is 2-years)

- Expiring terms include Janie Barillari, Dawn Browne, and Tom Hemmings. Dawn and Tom are not seeking re-election. Jim Cartwright gave a special thanks to Dawn and Tom for their past work on the Board.
- Jim Cartwright asks for candidates to stand:
 - Janie Barillari from Court 22, Unit 13
 - Morgan Mallard from Court 22, Unit 2
 - Ryan Weier from Court 21, Unit 8
 - George Gatseos from Court 13, Unit 13
- Ballots were collected and counted. Board members elected for a 2-year term are Janie Barillari, Morgan Mallard, and George Gatseos.
- Board positions will be voted on at the October Board meeting.
- Bob Blanding from Court 20, Unit 8 volunteered as a new Club Member. A motion was made to accept Bob as a Club member, seconded and approved.

OLD BUSINESS: There was no old business discussed.

NEW BUSINESS:

- Finish the repair of sidewalk in front of Court 11, Unit 1.
- Beneath the stairwell was left undone. The walkway and doorway has been patched. The hope that one day all the concrete will be taken care of. Jim says that Matt will have to be told and shown this.
- A question is asked if there is any way to get a recycling set up. Jim says that the Board will check with Waste Management to do this and inform the homeowners.
- Jim tells the homeowners that the shed for bikes and ski's failed.
- Paul Jones from Ski Brokers introduced himself and asked that homeowners send him business.
- It was mentioned there had been trouble with snowmobiles around 10:00-11:00 p.m. The field is owned by the Rec District and the Sheriff's Department does not seem happy to intervene.

SCHEDULE 2010 ANNUAL HOMEOWNERS MEETING:

- The meeting was scheduled for Saturday August 7th, 2010 at 10:00 a.m.

Adjournment: The meeting was adjourned at 11:50 a.m.

Minutes recorded by Donna Lively of CMC & reviewed by the Board of Directors prior to distribution. Minutes are not formally approved until voted on at the next Annual Homeowners Meeting.

DRAFT

**MeadowRidge Lodges Association
Annual Homeowners Meeting
Saturday, August 9, 2008**

CALL TO ORDER: President Jim Cartwright called the meeting to order at 10:00 a.m.

PRESIDENTS WELCOME: Jim Cartwright welcomed and thanked all the owners for coming to the meeting.

- Jim explains that any RV's or 5th wheels parked in their lots must have approval to do so. A question about the policy about parking RV's on the property is asked. Janie reads the policy out loud for everyone to hear. A comment was made that the policy will be looked at and perhaps revised.
- Jim explained The Roofing Company has had some missed meetings with the Board and CMC. The Association wants to be reimbursed for the snow removal and repairs of the roof and they are still in negotiations.
- New energy efficient outside light fixtures using lower watt bulbs had been installed.
- Some of the owners have approached Jim to set up their own HOA website for information and news. The Board members are looking into it.
- A bike rack/shelter survey had been sent out and the general consensus was it is an unneeded expense and the money could be used better elsewhere.
- Wish list: paving the parking lot and putting in a sprinkler system. Jim says that it would be expensive and an engineer would have to be hired. It would be an underground sprinkler system for watering and making the lawns look prettier.
- There is a county evacuation program in the works in case of fires and Jim is staying on top of it.
- Personal note, Jim has totally enjoyed being the president and working with the Board and CMC, working with Matt, Noreen, Brian, and Bob, Chip and Jerry.
- A question is asked about the wish list, if the homeowners get to vote on it, Jim explains yes and it's usually a special assessment and recommends everyone to get involved in it.

APPROVAL OF ANNUAL MINUTES: A motion was made to approve the 2007 Meeting minutes. It was seconded and passed.

MAINTENANCE UPDATE:

- Matt introduces himself and talks about the letter in the mail about the master locks. He explains why the update was needed. A final letter will be sent with the August statement. Late September, early October will be the time it will happen. All keys will be changed out no matter what. Every unit that is mastered will be checked.
- A homeowner steps forward to tell Matt how great CMC has been.
- Matt explains that trees are a big issue up here, and there were 150 trees sprayed this year. Court 10 will have an outside contractor coming in to take care of the trees.
- Matt re-mentions that 20 watt fluorescent bulbs have been put in, and that they are good to minus 20 degrees.

The next topic for discussion is roof leaking at certain buildings.

- Snow removal helps a lot
- A homeowner encourages the Board to make a proactive plan to bring this to a conclusion and not wait for the The Roofing Company outcome. He felt CMC and Matt should take care of it.
- Jim explains they are making plans. The deadline given for payment was September 10, 2008. Discussion is still on the table but the attorney has been unable to get them there. He will notify of dates as they come up.

FINANCIAL UPDATE:

- Noreen reviewed the financial statements.
- Noreen went over the Association Balance Sheet and stated that everyone should have received their own court spreadsheet when they signed in.
- Noreen then explains the Court information and how each Court is a piece of the whole Association for the fiscal year, and it shows what each court has brought in and what has been put out with special assessments.
- Noreen explains the larger scale Income Statement which is for the entire Association, and not just individual courts.
- Noreen asks for questions and answers them.

ELECTION OF BOARD OF DIRECTORS:

- Janie explains that there are 2 open positions and that Jim is still looking to stay on the Board.
- Laurel Burke introduces herself; she lives in Denver, owns in Court 12 and has a legal background.
- Paul Crowley introduces himself, he owns in Court 13B, lives in Elizabeth Co and is up here every other week. He is a flight Nurse, he doesn't rent his unit out and stated he felt the owners need to take ownership, and he wants to be involved.

Elections were held and Jim Cartwright and Paul Crowley were elected to the Board for two year terms each.

CLUB UPDATE:

- Neil Burris spoke regarding the meeting held last fall to work on the Club's mission's statement.
- Neil introduced Paul Jones, the owner of Ski Broker. Paul asked everyone for their help as he pays the clubhouse \$5,000 a year, he is designing a new brochure for the new location, and a \$5,000 new water tank was going in with a new generator. Questions are asked to Paul and he answers the questions.

GENERAL DISCUSSION:

- A question is asked about whether something could be done about the full dumpsters at Christmas break. The answer was no because there is a contract with Waste Management and CMC has had a lot of difficulties with them. Jim stated he will try to get a special pick up done for this year.
- Brian introduces himself to the homeowners and when the question is asked if CMC could refer the Ski Broker to any guests who are renting units, Brian explains that CMC is not in a contract with Ski Broker, and therefore cannot.

ANNUAL MEETING DATE FOR 2009: Next year's annual meeting was set for Saturday, August 8, 2009 at 10:00 a.m.

ADJOURNMENT: Being no further business the meeting adjourned at 12:10 p.m.