



Meeting Minutes for January 26th, 2025

1. **Meeting was called to order at 6:35pm. Motion was made for approval, and it was unanimous.**
2. **Roll Call** – Mike Reynolds – President. Eric Rynne, Secretary. Lew Hood, Vice President. Fay Alford, Treasurer. And 5 other members at large. The motion was brought forward for approval and received unanimous consent.
3. **Denise and Eric discussed taking all the names off the meeting minutes.** Only reference home addresses and titles, no names. Everything else was good other than that. The motion was proposed and received unanimous approval.
4. **Treasurer Report** – Three new payments were received in January. 2 from mail, 1 from Stripe. Total of 102 residents have paid. 88 voting members, 14 non-voting members. The motion was unanimously approved.
5. **New Business**
 - a. **Board meeting norms** – Denise brought a document for review, and it discussed the roles of each officer.
 - i. The officer roles were reviewed during the discussion. Scott brought it to our attention just to review it and we have.
 - ii. Meeting decorum. Denise led a conversation about not talking over each other and one person at a time. Suggested a use of a timekeeper that keeps track of time to prevent meetings from running over.
 - iii. We talked about the process for meeting notes and agreed to stop keeping recorded minutes. All of it will now be typed out.
 - b. **We discussed the letterhead and talked about formatting.** The motion was put forward for approval, and everyone agreed unanimously.

C. Neighborhood Meeting Planning

Takeaway: May 13th Annual Meeting

The board discussed planning the upcoming annual neighborhood meeting, which will include officer elections and an update to residents on HOA activities. Mike raised the need to establish a formal date for the meeting and asked whether members were willing to serve in officer positions. Scott confirmed that officer roles carry a two-year term. Traditionally, annual meetings have been held in October, but since one was not held last year, the board agreed to schedule the next Annual Meeting for Wednesday, May 13th at 6:30 PM.

Joan noted that the last meeting at the current location had approximately 50 attendees, and the board considered using the same venue again. The May meeting will serve as the primary annual session where residents are informed about HOA activities and potential by-law changes may be introduced if appropriate.

Fay asked whether invitations should go out to both voting and non-voting members. Scott clarified that the current by-laws do not specify that members lose voting rights if dues are unpaid after a specific date. This led to discussion about whether the by-laws clearly define the validity of dues payments after October 31st. A motion related to this matter was proposed and approved unanimously.

Takeaway: October 14th Special Meeting

The board also discussed plans for a special meeting in October to focus specifically on reviewing and potentially voting on updates to the Declaration of Covenants, Conditions, and Restrictions (DCCRs). The May annual meeting will introduce topics and provide updates, while the October meeting will allow time for residents to review proposed changes beforehand.

If the process proceeds as expected, Mike will call a Special Meeting on October 14th where HOA members will have the opportunity to formally vote on the proposed DCCR revisions.

6. Old Business

- a. **Violation Review** – Scott distributed a document outlining all current violations (see Exhibit A attached). The city has been notified regarding the vehicle on jacks, and a case number has been assigned. The city has contacted the homeowner, and they are currently working together to address the issue. Regarding the raised sidewalk, there are currently three open cases with the city for this property. This issue has persisted for more than seven years. Although the city has contacted the homeowner multiple times, no corrective action has been taken. At this time, the city is unable to take further action, as sidewalks

fall under a specific category that limits the city's authority. While the city's website indicates that action should be taken, there has been no visible progress. Scott is actively following up on this matter. Scott proposed attending a city council meeting to discuss the property and pursue enforcement through infractions. The next step would represent a second attempt at escalation. Several board members expressed their willingness to attend the next city council meeting as well. Currently, the city is prioritizing efforts related to homelessness and is not focusing heavily on code infractions.

- b. **Architectural Review** – Mike discussed forming an Architectural Review group made up of select board members. Mike suggested that the community continue following established practices to determine what is acceptable or unacceptable within the neighborhood. The intent is to involve the community in voting on issues such as non-standard exterior colors (e.g., purple-painted homes). Volunteers for this effort will be requested at the May meeting. Additionally, Ambassador roles will be discussed at the May meeting.
 - c. **DC&R/CC&R update** – Scott distributed information regarding the CC&Rs, including a historical overview (see Exhibit B). It was noted that the current bylaws may not be legally valid due to the voting process used in 2020. At that time, only 50% of dues-paying members voted, whereas a two-thirds majority of dues-paying members was required. The document highlighted several items in red that were discussed as unclear or requiring attention moving forward. Items shown in blue represented proposed changes to the bylaws. The board reviewed the proposed changes and held a brief discussion. The rationale for considering an increase in dues was also discussed. A motion was made to carry the discussion forward to the March meeting for further review. The motion was put to a vote and passed unanimously.
7. **Next Meeting Date** – Mike said that on the next meeting we would like to move them out to 6 weeks rather than every month. The next meeting would be March 16th at 6:30pm at the club house. Motion was made for approval, and it was unanimous.
8. **Motion to Adjourn** - Motion was made to adjourn at 8:38pm, and it was unanimous.

EXHIBIT A

Date Entered	Location	Problem	1st Step	Event Date
	8012 NE 71st Loop	building permit	MPE & Res permits	2025
	7008 NE Par Lane	building permit	MPE & Res permits	2025
	7600 NE Meadows Drive 7618 NE Meadows Drive	shed - building code easement - carport	no permit	
	7205 71st Loop	black truck		
	7015 NE 71st Street	large trailer in driveway		
	7401 NE Meadows Drive	car on jacks in driveway	city contacted	?
	"	inoperable vehicle(s)	# CDE-922294	12/26/2025
	8610 NE 69th Street	raised sidewalk	city contacted, needs follow up	9/18/2024
	"		# SWK-90169	1/9/2026
	"		spoke to Ken Portlock 487-8397 - NO progress!	1/21/2026
	8416 NE 72nd Circle	tow truck business in home	city contacted	?
	NE Meadows Drive / 70th Circle	cars parked along street	police contacted	?
11/12/2025	8005 NE 7st Loop	foliage over sidewalk		
11/12/2025	8104 NE 7st Loop	foliage over sidewalk foliage over sidewalk		
11/12/2025	7102 NE 83rd Avenue	sidewalk		

EXHIBIT B

ARTICLE IV. MEMBERSHIP.

Section 1. Classes of Membership - The Association shall have two (2) classes of Members:

- A. Dues Paying Members – Those Owners who have chosen to pay the annual dues of the Association for the current Membership Year. Dues Paying Members are eligible to vote on the following questions:
- Election and removal of Directors
 - Setting the annual dues amount
 - Amendment of these Bylaws
 - Amendment or revision of, or addition to the Declarations of Covenants & Restrictions
 - Amendment, revision or addition to the Articles of Incorporation
 - Voluntary dissolution of the Association
 - All other questions coming before the Members
- B. Non-Dues Paying Members – Those Owners who have not paid the annual dues of the Association for the current Membership Year. Non-Dues Paying Members are eligible to vote only on the following question:
- Amendment, revision or addition to the Articles of Incorporation
 - Amendment or revision of, or addition to the Declarations of Covenants & Restrictions

Section 2. Termination - Membership terminates when a Member no longer holds a fee simple or contract purchaser's interest in any Lot within the Property.

Section 3. Dues – Annual dues shall be per Lot for each Membership Year, payable to Green Meadows Homeowners Association or GMHOA and to be paid by October 31st. The current annual dues amount was previously set by vote of the Members at \$35.00. [as a mandatory fee of \$100 which can be adjusted, but for no more than that amount, for a given Membership Year, by a majority vote of the Board.] Any change increase in such maximum amount shall be approved by Members eligible to vote on the question, at a duly called Meeting of the Members, or in such other manner allowed by these bylaws. Non-payment of these mandatory dues may result in additional penalties and/or a possible lien against said Lot.

ARTICLE VI. MEMBER VOTING.

Section 1. Eligibility to Vote. Members may cast a vote on those questions for which each class of Member is eligible.

Section 2. Number of Votes. There shall be one vote for each Lot. If a person or entity owns more than one Lot, that person or entity shall have as many votes as the number of Lots owned by that person or entity. If more than one person or entity has an ownership interest in a Lot, such persons or entities must decide among themselves which Member will be authorized to cast the vote for that Lot.

Section 3. Voting by Proxy. All Proxies must be in writing and signed by the Member authorized to cast a vote and must be filed with the Secretary prior to the Meeting at which the Proxy is to be used, and may be revoked prior to the Meeting in the same manner. Member votes made by any such Proxy shall be noted in the minutes of the Meeting.

Section 4. Vote Required to Transact Business. When a quorum [At any Meeting of the Members, attendance by ten (10) percent of all the Members entitled to vote on the question(s) to be considered at the Meeting shall constitute a quorum for the transaction of Association business] is present at any Meeting of the Members, the vote of a majority of the Members eligible to vote on the question, who are present in person, represented by written proxy, voting by mail, or voting by email, shall decide any question considered at the Meeting.

ARTICLE VII. BOARD OF DIRECTORS.

Section 6. Powers of the Board of Directors. The management of the business affairs and interests of the Association is vested in the Board of Directors. The Board may exercise all such powers of the Association and do all such lawful acts and things that are not directed or required to be exercised or done by the Members or Owners personally, by either Statute, Declaration, Articles of Incorporation or these By-Laws.

These powers shall specifically include, but not be limited to, the following:

- To enforce the provisions of the respective Declarations of Covenants & Restrictions applicable to each Lot within the Property.
- To take action within the jurisdiction and authority of the Board in accordance with the Declarations of Covenants & Restrictions.
 - o The Board of Directors may, at its discretion, by a majority vote, enact the following procedures:

- Send a first notice, by mail or e mail, requesting compliance with provisions of the DC&R within a 30-day period.
- Send a second notice, by mail or e mail, stating penalties that will be applied if compliance is not met by the end of a second 30-day period.
- Proceed with repair and/or possible legal action(s) by the GMHOA including a possible lien against said Lot to mitigate compliance with the DC&R.

ARTICLE XII. AMENDMENTS.

These Bylaws may be amended by action at a duly called Meeting of the Members, provided that any such amendment shall be approved by a two-thirds (2/3) majority of the entire Dues Paying Membership.