**PARKWOOD MEADOWS HOMEOWNER ASSOCIATION**

**3313 W. CHERRY LANE, PMB #830**

**MERIDIAN, IDAHO 83642**

MAY 24, 2023

Parkwood Meadows Homeowners Association Board Meeting Agenda

Date & Time: May 24, 2023, 3:30 p.m. to 4:30 p.m.

Location: Riverside Property Management, 8919 Ardene Street, Boise, ID, 83709

**AGENDA ITEMS**

1. Discussion and vote to approve or deny the placing of a 3-tier block retaining wall on the Ten Mile easement adjacent to the Bryan Smith property located at 3180 W. Fieldstream Drive.

This project had been approved at two previous board meetings (held on May 24, 2022, and October 20, 2022) and one annual member meeting (held on October 20, 2022) by Board President Russell Newbold, Board Vice President Jonathan Riedel, and Board Secretary Ruth Wheeler.

* 1. The purpose of the retaining wall is to prevent further erosion damage from occurring to the property located at 3180 Fieldstream Drive, currently owned by Bryan and Sherri Smith.
	2. Cost estimates for this project were requested from 3 contractors/vendors: Leafco Landscape; Gem State Landscape; and Moon River Hardscape LLC. The only company to return a bid for this project was Leafco, with an estimated cost of $975.00. (Note: More than 3 vendors were initially contacted, but only the three above returned phone calls.)
	3. The retaining wall will be installed approximately 2 feet West of the property/fence line of the Smith residence. This is land owned by the H.O.A. and is the H.O.A.’s responsibility to maintain. The estimated cost per homeowner/member is $17.11 and will be paid from annual dues paid for the 2023 calendar year along with H.O.A. reserve funds.
	4. Motion passed or motion denied?
1. Discussion regarding the approval to move forward with estimates and approval to have replacement weed barrier and matching rock placed/installed along the Ten Mile berm adjacent to all those homes owned by members. This is required to prevent further erosion and possible damage to all of the home sites located along the Ten Mile Road easement which is owned by the H.O.A. as well as any necessary maintenance items which may be needed to prevent damage to home sites.
	1. Motion passed or motion denied?
2. Regarding the protocol for obtaining bids/estimates for projects/repairs: The Board will perform due diligence to obtain at least 3 bids for large and costly projects (any with a cost exceeding $1,000.00). However, Board members have found that vendors may not always return estimates for projects in a timely manner, or at all. In the event that 3 bids are not returned, the Board has the power to accept any bid provided for said project as explained in Article VII of the By Laws.
3. Riverside Property Management representatives will explain the new laws and procedures for the conduct and notification of H.O.A. members for Board meetings as related to current board By Laws, CC&R’s and Idaho Code.
4. Additional items for discussion-if time allows
5. Meeting adjournment