



Marshall Meadows Owner's Association
Q3 2024 – Board of Director's Meeting
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814
July 30, 2024

Board of Director's Open Session Meeting Minutes

- **Call to Order – 3:03PM**

- **Board Members Present:**

- Lisa Briner – President

- Ryan Beamer – Treasurer/Secretary

- **Board Members Absent:**

- Melissa Wells – Vice President

- **Attendees:**

- Brandon Collins – HOA Manager, HOAM, LLC.

- **Open Forum**

- As no homes have yet been sold to homeowners, there is no party to attend the open forum.

- **New Business**

- **a. Landscape Contract**

- The Board of Directors discussed the provided landscape maintenance bid from Crandell Landscape. The Board instructed Management to remove all portions of the landscape bid besides Lawn Maintenance and Spring/Fall Cleanup, as the developer's internal team will handle the other items for the foreseeable future. Once these portions were removed, a motion was made to approve the bid.

- Motion: Ryan Beamer

- Second: Lisa Briner

- **b. Reserve Study Bid**

- The Board of Directors discussed the provided reserve study bid from Accurate Reserve Professionals, LLC. A motion was made to approve of the bid not to exceed the \$869.00 annual reserve study fee.

- Motion: Lisa Briner

- Second: Ryan Beamer

Managed by:
HOAM, LLC.



c. Budget Approval

The Board discussed the budget provided by Management for FYE 2024. After discussion and implementing changes to various line items, a motion was made to approve the budget.

Motion: Lisa Briner
Second: Ryan Beamer

d. Assessment Approval

A motion was made to approve of the Association's Regular Assessment for FYE 2024 at a rate of \$35.00 per month per door.

Motion: Ryan Beamer
Second: Lisa Briner

- **Violations**
- **Next Meeting Date**
Q4 2024 – October 4th, 2024 – 1:00PM – Architerra Homes Main Office
- **Adjournment – 4:17PM**