

## Mike Williams

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**From:** Mike Williams [REDACTED]  
**Sent:** Monday, March 13, 2023 5:48 PM  
**To:** [REDACTED]  
**Subject:** RE: Nextdoor Lead

Hi [REDACTED]

I totally understand that. I was wondering why the required notice was not sent out. To answer your question, I received direction from the Board to post the meeting information on the Association website and private Nextdoor group. I copied and pasted the information provided. That information specified it was a "Special Meeting" as was the case for the past 2 previous quarterly meetings. We did send out formal notices as well as posted yard signs in conspicuous places to provide notice as well.

I understand that there is a learning curve here, especially since AMI did a horrible job providing management services to the Association. I told the Board that I am not trying to be difficult by raising these concerns. I am just trying to limit exposure to the Association and the assets of the association. In the end this is a learning experience.

Mike Williams  
Technology Administrator

**Meadow**  
*Crest*

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**From:** [REDACTED]@northernstarhoa.com>  
**Sent:** Monday, March 13, 2023 5:34 PM  
**To:** 'Mike Williams' [REDACTED]  
**Subject:** RE: Nextdoor Lead

Hello Mike

I do respect your opinion and thank you for sharing it. When we sent announcement of the meeting via broadcast email to all homeowners, we intentionally did not use the word "Special Meeting". Where are you seeing that it was announced as a special meeting? Additionally, please understand that official notice was not given because I understood this to be an informational community meeting. I did inquire of the Board Members what type of meeting this was before coming to any conclusion on what is or isn't needed for this meeting. Because proper official notice was NOT given, this can NOT be a formal association meeting. If any homeowners were to present a motion for consideration, they would be advised that this is not a meeting in which association business can be conducted.

An Association is only required to hold 1 meeting annually of all its members, which I understand is happening at a later date TBD.

As I see it, the quorum requirement is a moot point because proper notice was never given. This is the reason we have said what we've said regarding quorum.

Sincerely,

[REDACTED]

Northern Star HOA Management  
5660 E. Franklin Rd. Suite 310  
Nampa, ID 83687  
Office: (208) 939-8489

[REDACTED]



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**From:** Mike Williams [REDACTED]

**Sent:** Monday, March 13, 2023 5:16 PM

**To:** [REDACTED]

[REDACTED]

**Cc:** [REDACTED] <[\[REDACTED\]@northernstarhoa.com](mailto:[REDACTED]@northernstarhoa.com)>

**Subject:** RE: Nextdoor Lead

Hi [REDACTED]

[REDACTED]

Regarding the quorum requirement, I respectfully disagree with Northern Star. I will point out that our Bylaws specifies in section 2.5 the order in which "business" is to be conducted. Each of those items listed in that section is a business item. For example, [REDACTED] will be providing a financial update to the members. That is a business item. Each of the association committee's will be providing committee reports. Again these are business items. "Unfinished business" will be discussed, specifically tonight, you will provide an update on the legal issue with AMI. At any point during the meeting, a member, could present a motion for consideration of the members. Absent a quorum, that motion would be invalid and would not be able to be acted on. Finally, the announcement for the meeting was referred to as a Special Meeting, which is one of the two type of meetings specified in the Associations bylaws. The Bylaws specifies how Special Meetings are to be conducted and requires a quorum.

In the end, the Board needs to rely upon its counsel with [REDACTED] and Northern Star, who is certainly a respected company, to deliberate and ultimately come to a decision in the best interest of the Association. In this case however, I feel the Board is making an incorrect decision.

I did CC [REDACTED] on this just so she is aware of my opinion.

I will not be able to attend in person tonight. I injured my knee and am not very mobile right now, but plan on attending via Zoom. See you all tonight.

Mike Williams  
Technology Administrator

**Meadow**  
*Crest*

**Mike Williams**

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**From:** [REDACTED]  
**Sent:** Monday, March 13, 2023 4:06 PM  
**To:** 'Mike Williams'; [REDACTED]  
**Subject:** RE: Nextdoor Lead

Hi Mike,

[REDACTED]

On the quorum question, Northern Star confirmed that a quorum does not need to be met since no official business is being conducted.

Thanks for the note though! See you tonight.



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**From:** Mike Williams [REDACTED]  
**Sent:** Sunday, March 12, 2023 9:03 PM  
**To:** [REDACTED]  
**Subject:** Nextdoor Lead  
**Importance:** High

Hi Board Members:

[REDACTED]

[REDACTED]

[REDACTED]



Mike Williams  
Technology Administrator

**Meadow**  
*Crest*

## Mike Williams

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**From:** Mike Williams [REDACTED]  
**Sent:** Saturday, March 11, 2023 2:18 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Point of Order Re Quorum Requirements

Hi [REDACTED] –

I wanted to make a point of order regarding the post you made on Facebook regarding the ability to dispense with the quorum requirement for the meeting.

Article 2 of the Bylaws specifies there are only 2 types of meetings available to be held for members, Annual Meetings and Special Meetings. The quarterly meetings would fall under the special meeting criteria.

Section 2.8 specifically states that business may only be conducted unless quorum (primary or alternate) is met. While the Bylaws reference “voting power” it is my belief it is defining lot representation as defined in Section 2.2 (a) as a way to define how quorum is to be determined (1 vote per lot, not 1 vote per owner). Section 2.8 does not provide for the ability to waive the quorum if there is not a vote scheduled on the agenda. Vote or no vote, the Board would still be conducting HOA business at the meeting and that is not allowed absent a quorum.

I am not raising this to be difficult, I just want to make sure our HOA is complying with its Bylaws and Idaho statutes, so our association funds are not put at risk if someone were to file suit to claim meetings were held without the proper number of members present.

Mike Williams  
Technology Administrator

**Meadow**  
*Crest*

March 11 · 🌐

Greetings neighbors! Here is the agenda for Mondays meeting.



DOCUMENT

March 2023 HOA Community Meeting Agenda.docx

👍 2

2 comments Seen by 76

👍 Like

💬 Comment

📧 Send



Write a comment...



Minor edit to the agenda, No business to be voted on will be presented at this meeting so we will dispense with the quorum and voting power roll call, strike item # 10. See you all Monday evening!

Like Reply 5w Edited

Will the minutes be sent out for those who had to work during the meeting?

Like Reply 4w



Michael Williams

Meadowcrest • Edited 11 Mar • 🏠





# COMMUNITY MEETING



A Meadowcrest HOA Special Meeting is scheduled for March 13, 2023, at 6:00 pm at the Nampa Public Library, Multipurpose Room "A". 215 12th Ave. S., Nampa, ID 83651.

There is also an option to attend virtually via Zoom.

For more information, please visit <https://meadowcrestnampa.com/tour/>

 Homeowner Meetings - Meadowcrest HOA  
meadowcrestnampa.com 

Saturday, Mar 11 • 5:04 PM

Hi [redacted] can you confirm the name of meeting room at the library for me? I am not seeing a room called Community room. I see there are 2 multipurpose rooms and a board room. I want to make sure the website has the actual meeting room name to reduce the chance for confusion.

Multipurpose room A

Perfect. Thank you. I will update the website and Nextdoor

5:18 PM • SMS



## Mike Williams

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**From:** Mike Williams [REDACTED]  
**Sent:** Monday, February 27, 2023 12:37 AM  
**To:** [REDACTED]  
**Subject:** RE: Information for March Meeting

Hi [REDACTED]

I have posted the information on the website and made a post on Nextdoor.

If you have any documents (agenda, proxies, ballots, etc.) you want made available in advance for the members on the website send them my way and I will add them to the website for download.

Thanks,

Mike Williams  
Technology Administrator

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Sunday, February 26, 2023 10:51 AM  
**To:** Mike Williams [REDACTED]  
**Subject:** Information for March Meeting

Hello Mike,

Would you be able to post the following information on our website and on Next Door? Thank you!

**Meadowcrest HOA Special Meeting** is scheduled for March 13, 2023 at 6:00 pm at the Nampa Public Library Community Room in-person and also via Zoom for an on-line option.

To access via Zoom, please see the following instructions:

<https://zoom.us/j/93752840081?pwd=TnBoYkFEMHRsb3BIMGNvQIRLT0phZz09>

Meeting ID: 937 5284 0081

Passcode: 404965

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+1 408 638 0968 US (San Jose)

Meeting ID: 937 5284 0081

Passcode: 404965

Find your local number: <https://zoom.us/j/adGB5b6bwj>

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## Mike Williams

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**From:** [REDACTED]  
**Sent:** Sunday, February 26, 2023 10:51 AM  
**To:** Mike Williams  
**Subject:** Information for March Meeting

Hello Mike,

Would you be able to post the following information on our website and on Next Door? Thank you!

Meadowcrest HOA Special Meeting is scheduled for March 13, 2023 at 6:00 pm at the Nampa Public Library Community Room in-person and also via Zoom for an on-line option.

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<https://zoom.us/j/93752840081?pwd=TnBoYkFEMHRsb3BIMGNvQlRLT0phZz09>

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Find your local number: <https://zoom.us/u/adGB5b6bwj>

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[REDACTED]