

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
March 10th, 2025

Board Members and Apprentices present: Pat Wells, Ari Gemza, Rita Klassen, Paul Mazurek, and Layla Jones.

Others present: Pam Wells, Debi Alexander, Amy Mitchell, Daniel Stein and Tom Jonez (Plumbline), and Charles Krinke.

Absent: N/A

The meeting was called to order at **6:35 PM** by **Pat Wells**

Approval of February Minutes

Moved by Pat Wells, second by Ari Gemza to approve the minutes. Motion carries.

President Report

- **Parking Update:**
 - Sent out letters to units regarding parking.
 - Have not heard from Unit #8.
 - Unit #56 was sent a letter about the car on the greenbelt. No response at that time. The homeowner had a conversation with Pat where they acknowledged the notice, but said the daughter is out of town but plan to address it in 30-60 days.
- **Power Outage Update**
 - Garages (14-15, 49-50, 75-78)
 - 6 garages do not have power.
 - Holmes Electric came out to inspect and locate where the electrical breaks were in the lines.
 - Holmes Electric provided a bid for \$40k to fix those breaks, which included the digging up the sidewalk and repairing the broken line underneath in two locations.
 - We are waiting for estimates from Prime Electric and Titan Electric.
 - May consider hiring a sidewalk company to do the concrete work separately.
 - Garages (55-58, 67-70)
 - Titan came out to inspect. The breaker kept tripping, so they replaced it. The breaker hasn't tripped since and Titan suspects there is something else going on in a garage that is drawing extra power causing the issue.
 - Pat plans to go into attic spaces in those garages to see if something is going on in the ceilings.
 - The biggest bottleneck with getting these electrical issues resolved has been the slow response and lack of priority from the electric companies
- **Security Cameras**
 - Extra security cameras will hopefully be installed at the end of March/early April
- **BOI Update**
 - Filing is not necessary now. It is currently suspended but could come back up later.

Treasurer Report

• Cash Balance:	\$ 78,826.54
• CAB Maintenance Reserves	\$555,147.40
• CDARS CD Exp 6/6/25:	\$26,285.28
• CDARS CD Exp 6/6/25	\$52,570.57
• CDARS CD Exp 8/7/25	\$29,233.84
• Accounts Receivable	\$24,455.85
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○ Total:	\$766,519.48

Committee Reports

- Block Watch
 - The only complaints were about gas tank caps and possible break-ins with no damage. Upon reviewing cameras no foot or vehicles were seen entering or existing the property within 4 hours of the estimated time window given.
 - National Night Out is Tuesday August 5th, 2025. The estimated time window for our event is 6:30pm to 8:30pm. Working with a resident that is a trained chef to maybe make the main dishes.
- Landscaping
 - All bomb cyclone landscape damage repairs have been completed, excluding roof damage.
 - Fertilizing the lawns has started. Along with the aeration of the lawns has begun. All the lawns will look like a herd of dogs pooped everywhere.
 - A message from Henry's Landscaping: We would be grateful if the residents needing yard waste bags to be collected to make sure the bags are up on the curb along the roads.
 - City of Kent, Environmental Engineering department may be seen roaming around the property in the wetland areas. This involves physically accessing the wetlands by City of Kent delegated employee(s) as well as King County delegated employee(s) which includes neighboring properties associated with our class 2 wetlands. Indigo Springs is being watched by the city. They will be working to evaluate the class of our wetlands. They would like to be involved in conversations with the HOA about potential playground renovations.

Unfinished Business

- Ventilation of attic spaces.
 - Units #10, #11, and #12 need a second look. May need fans set up in those areas.
 - Increase power costs for units that have fans plugged in to be reimbursed \$35 a month while the fans are running.
- Repairs to Garage #19
 - Work will get started in the next 30-45 days.
 - The insurance adjuster had a delay because of confusion around Meadowglen and Meadowglen HOA. Should be resolved and get a check within the next week or so.
- Reside 4~8 units.
 - Create scope of work.
 - Get an estimate from Dom's Construction for residing.
- Playground / possible relocation.
 - Create scope of work.

- Working to connect with Northwest Playground to get some information around possibilities.
- Current Playground space is 35x45 feet
- Current Sports Court space is 60x120 feet
- Unit #75
 - Water coming from upstairs bathroom, not the siding leaking.

New Business

- Unit #55 (Shiyama) requests repair to their front patio fence.
 - Will ask Romeo to address
- Unit #30 (Cook) reported a woodpecker hole above their front door.
 - Will ask Romeo to address
- Unit #35 (Andrews) requests permission to cut the invasive ivy off a tree in the wetlands near my patio.
 - Pat will reach out to City of Kent to see what their guidance is and what is allowed or not allowed in wetlands.
- Charles Krinke (Unit #24) on behalf of Galilee Baptist Church requested we remove several cottonwood trees along the shared property line.
 - The church is concern that some trees pose a risk to their property.
 - The Board will contact A&M arborist to come out and assess the health of the trees.

Executive Session

Meeting adjourned at **9:07pm.**