

MEADOWGLEN HOA MEETING MINUTES

Monday March 13, 2017

Board Members Present: Julie Pock, Pam Wells, Gene Peterson, Celia McPherson, and Mike Fox

Board Assistant: Pat Wells

Also present: Debi Alexander from Bell-Anderson

Meeting called order at 6:03 PM.

- Minutes for February 13th were read and approved.
- Unit 5 wished to discuss work a vendor recently completed pertaining to her unit.

PRESIDENTS REPORT:

- The board had on off-cycle meeting on February 26th. The board reviewed potential updates for the parking policy and the pet policy. We were also updated on the status of the roof replacement for building 17, which has been delayed due to inclement weather.
- Pam Wells, Celia McPherson, and Julie Pock performed a walk-through of the property lighting. A map has been created to indicate where additional lighting may be added, and also indicates current lighting that is in need of relocation or repairs.
- There was a power issue involving multiple garages as well as one stand of landscaping lights that have since been repaired.
- Julie Pock met with unit 46 regarding some damage to surrounding landscaping as well as other landscaping maintenance.
- The board has requested to receive an updated rental agreement for unit 23.
- The board has set up training sessions to learn how to use the north and south camera systems.

TREASURERS REPORT:

• <u>Current Assets:</u>	
Meadowglen	\$32,537.24
CAB MAINTENANCE RESERVE	\$319,884.33
CD 7/2017	\$25,594.42
CA 1/2/2018	\$25,281.85
CDARS CD 4/28/17	\$50,124.81
Accounts Receivable	<u>\$13,264.03</u>
Total Current Assets	<u>\$466,686.68</u>

LANDSCAPING REPORT:

- At this time, behind garage building #1, FMC will clean out and remove all large bushes, but leave the ivy, after they've gone through it.
- An updated "No Touch Map" has been given to FMC.
- Aeration for the lawn is going to be done soon. It is a no charge but not a comp. So heads up, we may get some complaints about the lawn looking like it's covered in dog poop.

BLOCK WATCH REPORT:

- There has been an excessive amount of non-resident vehicles have been seen coming and going from our community in the past month. Mainly, the vehicles were parked in various locations along 114th as well as 211th, mostly at night, and have been associated to Unit 35.
- There was an arrest made by KPD on 3/3/17 at 4am, in front of building 9, which also resulted in a vehicle being seized.
- KPD still randomly patrols our community.
- KPD seized a vehicle on 114th in front of building 7 on 3/12/17 for unknown reasons.
- A resident in Unit 46 has reason to believe items associated to her unit are being vandalized on a semi-regular basis. At this time, nothing has been confirmed with the HOA's south camera system.
- A resident in Unit 59 had been calling KPD's non-emergency number per PSFD to report parking violations on the Indigo Springs side of our fire gate. At this time, KPD has taken over the reins on handling it.
- KPD paid a visit to unit 23 as there were complaints of someone throwing knives at trees.
- Multiple complaints from multiple units have been received from residents along 209th about a little dog barking excessively at random times.
- There has been an increase of non-residents parking in residents stalls without permission during the day. In most cases, the vehicle has only been in the stall just a few brief minutes.
- A bike was found lying on the ground near the front of the property. After discovering there has been an increase of bike thefts in the Panther Lake area, the bike has been turned over to KPD.
- Julie Pock and Pam Wells have requested a meeting with Officer Warmington & Sergeant Kelso.

OLD BUSINESS:

- A proposed parking policy was reviewed and voted on. The board unanimously approved to new policy. Debi Alexander from Bell-Anderson will send the updated policy to all residents.
- A proposed pet policy was also reviewed and voted on. The board approved unanimously on this as well. Debi Alexander will also send out this updated policy.
- Roofing update: The letter regarding skylight replacement was mailed out to the residents of building 17.
- Lighting update: One of the trial corn-cob-type LED lightbulbs has been installed on the greenbelt.

NEW BUSINESS:

- Pam Wells spoke to Debi Alexander about how documents have to be stored, and if a digital copy was acceptable, and it is acceptable. Bell-Anderson has been keeping digital copies of our documents since 2009, so Pam Wells will be taking an external hard drive to Bell Anderson to

backup all of their digital copies of paperwork. The property's paper documents are also getting scanned onto the hard drive and will be properly disposed of.

Meeting was adjourned at 8:17 PM.