

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
March 11, 2019

**Board Members present:** Julie Pock, Pam Wells, Gene Peterson, Catie Baldrige, Max Pierce

**Board Members absent:** Holly Diamond, Pat Wells

**Others present:** Debi with Bell-Anderson & Associates

The meeting was called to order at 6:04 PM by Julie Pock.

**President's Report:**

- Delay on February Minutes review/approval.
- Weather was our biggest challenge this past month. We had two different plow services as the snow required. Would like to communicate with our neighbors about responsibility for snow shoveling sidewalks.
- Board is discussing putting together a snow weather committee
- Thank you to Cristian, who shoveled many walkways for his neighbors during this season's snow.
- Compliance letter sent to unit 67. Hose at front of unit was on and attached to the bib.
- Game Night was a success. We would like to do this again in the future. Potentially Sundays before board meetings.
- Coupon books for the special assessment should have been received by all neighbors. Please contact Debi with Bell-Anderson if you have not received yours.

**Treasurer's Report:**

- MeadowGlen: \$56,944.24
- CAB Maintenance Reserve \$342,077.52
- CD 7/2018 \$ 28,827.05
- CDARS #7521 4/28/2018 \$25,339.72
- Accounts Receivable \$4,429.34
- Total Current Assets: \$454,617.86

**Block Watch Report:**

- Only a few reports of car prowling. But no actual break in
- Stole package from the south section was discovered at the entrance of our community. Nothing was clear enough on the cameras for KPD
- Two guys were roaming round randomly knocking on doors one evening offering to clean carpets. KPD was called. Just an FYI this is in the 5 ways burglars case homes ahead of time.
- First community family game night was held on Sunday March 10th. Attendance was great.
- A safety newsletter is being created that will include a wish list for the community C.E.R.T. kit as well as recommended items for homeowners to have on hand.

- A resident in the south section notified a board member that their vehicle was accessed, rummaged through and the only thing missing is an ice scraper. No police report was done.
- We hosted our first Family Game Night last night. Which was a success. Future ones will be held the Sunday before the monthly meeting at 4pm.

#### **Landscape Report:**

- So far VLS is doing bare minimum which is acceptable as it is winter time.
- Crew lead checks in every morning with a boardmember.
- Plow services were requested during the big snow storms in February.
- A few residents were upset about their cars and garages being blocked by snow from the plowing.
- Residents need to make sure their garbage & recycling is put INSIDE the dumpsters. Not next to them or in front of them. They also need to make sure the right items go into the correct dumpsters.
- Bid request has been sent to A&M Tree Service regarding trees threatening to hit buildings along the lower straight away on SE 211th LN. As well as the fallen rotten tree stumps off #38.

#### **Old Business:**

- Roof replacement project.
  - Next month will be the first that we officially have funds coming in for the project.
  - Invoice has been received for deposit. Gene moved to approve invoice, Max seconded, board agreed unanimously.
- Possible roof cap/ chimney leak in building 17. Debi will look into pricing for a roof cap replacement.

#### **New Business:**

- Unit 72 requested to put a shed in their back patio. No power, no water, no attaching to building and cannot protrude past their patio.
- Garage roof moss abatements. We've received and submitted a proposal from David's Roofing. Invoice seems reasonable for the requested job.
  - Gene moved to approve. Pam seconded the request to approve. Board agreed unanimously.
- Due to the inexpensive cost, and the potential savings of avoiding damage due to frozen hose bibs, board is considering providing hose bibs for neighbors.
- Board is looking into having shovels available for the snow. Potentially looking at a small snowblower if we can find one at a reasonable cost.
- Board is looking for volunteers for a safety committee.
- Toilet Seat tree decoration donated by Indigo Springs tenants is still behind building 14. Pam and Debi will follow up with additional trash issues from our Apartment complex neighbors.

- Board is looking to add preliminary language to house roles regarding habitability and safety at homes.

Meeting adjourned at 6:51pm