

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
April 8, 2019

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

**Board Members and Apprentices absent:** Pat Wells

The meeting was called to order at 6:06 PM by Julie Pock.

**Review and approval of minutes from March**

**President's Report:**

- Form signed for CPA for 2018 Taxes. Form will be sent to Bell-Anderson shortly.
- Several complaints regarding dog waste being picked up but tossed into the Ivy near the greenbelt.
- Several reports of off leash dogs. Dogs should be on leash when roaming the neighborhood.
- Report received that a unit in the back section has repeatedly filled the dumpster.
- Homeowners on property adjacent to south section has attached a 4x4 on trees on MeadowGlen property. Debi Alexander with Bell-Anderson will send a curtesy letter requesting the homeowner remove the 4x4s.
- Behind building 17, sections of the barrier fence are completely collapsed. There is another area near building 14 where the perimeter fence has collapsed or is problematic.
- Unit 66 patio retaining wall has failed.
- Unit 74's gate has completely rotted out. As the unit is the owner of the enclosure, it must be fixed by the owner.
- March water bill for MeadowGlen was paid twice. Debi Alexander with Bell-Anderson will investigate next steps. The board has requested, and is looking into having the double payment be used as a future credit.

**Treasurer's Report:**

- MeadowGlen: \$65,806.11
- CAB Maintenance Reserve \$349,725.39
- CD 7/2018 \$ 25,827.04
- CDARS #7521 4/28/2018 \$25,339.72
- Accounts Receivable \$5,072.92
- Total Current Assets: \$471,771.18

**Block Watch Report:**

- After four years as our assigned NRT Officer, Officer Ian Warmington has been reassigned. Our newly appointed NRT Officer is now Officer Trevor Wolcott.

- Package prowlers are afoot. KPD recommends that residents use the Amazon lock boxes located at Safeway or Circle K.
- KPD Community Meeting is April 18th at 7pm at the main fire station on 116<sup>th</sup>.
- Coffee with The Chief is April 25th @ 8am at Joe's Deli.
- KPD's Prescription Take Back Day is April 27th at 10am at the main station on 4<sup>th</sup>.
- All renters in unit 23 have moved out

**Landscape Report:**

- First mow of 2019 happened last week.
- Will be scheduling our first walk through inspection end of the month.

**Old Business:**

- Roofing project – Pam Wells and Julie Pock assessed the roofs and have proposed a plan of attack for getting the roofs completed by May 2020.
- Garage roof moss project is slated to start between end of April to mid-May.
- Safety committee dates and information should be sent to the community soon. If you are interested in joining the safety committee, please reach out to Julie Pock.
- Tree maintenance –
  - There is a tree immediately in front of unit 63 that needs to be examined by professionals to determine how to handle in potential issues.
  - We will request the tree service company to see how much they can complete in one day and will determine what work can be further completed based on their rate and speed of work.
- Food waste is being found in the recycling bins. Julie Pock will email Debi Alexander with Bell-Anderson to request the waste management company to provide large signage to show which type of waste goes where.
- Unit 68 requested being able to put in ground cover to replace current “moss garden” around berm.

**New Business:**

- Perimeter fencing needs to be redone but will be a project for 2020.
- Paint touchups are needed in different places around the property, such as the decking at the clubhouse and around the dumpsters.
- Public website domain needs to be renewed. Pam Wells will handle the renewal.
- Maintenance room needs to be cleaned and cleared out. There are items that should be given away or donated to make room in the space.
- Neighboring home is backfilling an area on their property that is affecting the water table on the MeadowGlen property.
- Late fee policy for the Special Assessment will be the same as for the HOA dues.
  - Motion moved by Catie Baldrige, seconded by Gene Peterson, and approved by the rest of the attending board.

Meeting adjourned at 7:24pm