

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
June 10, 3019

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

Board Members and Apprentices absent: Holly Diamond, Pat Wells

The meeting was called to order at 6:05 PM by Julie Pock

Review and approval of minutes from May

President's Report:

- Check received, and assessment paid for unit 71
- Unit 23 will pay for window replacement request out of pocket, and HOA will reimburse HOA portion through delinquent fees once unit is sold.
- Unit 53 requested window replacements and has been approved.
- Unit 42's parking place has repeatedly been blocked by neighbors checking their mail. Please do not block the parking spaces.
- Storm drains contractor has been approved for repair of storm drains required by the city of Kent.
- Unit 22 and Unit 16 have had issues with rats.

Treasurer's Report:

- Cash Balance: \$48,999.19
- CAB Maintenance reserves: \$390,428.15
- CDARS CD Exp 7/26/19: \$25,788.80
- Accounts Receivable: \$12,264.27
- Total Expenses for the Month: \$40,958.97
 - Expenses are high due to prepayments of special assessments being moved to the special assessment account.

Block Watch Report:

- Unit 6 reported that their garage keypad was tampered with.
- Officer Walcott is no longer our block watch officer.
- Unit 25 reported a red vehicle in the area. It has not been seen since.

Landscape Report:

- Edging hasn't been completed since using new vendors.
- Crew members with the landscape service has cited a need for another body on the team to accomplish the work. Julie Pock to follow
- Irrigation status for property is currently in flex. Waiting to hear an eta.
- Blackberry shrub near unit 54 needs to be trimmed.

Old Business:

- We are moving forward with MasterVac for storm drain repair. Their bid was the most comprehensive at a reasonable cost.
- The special assessment is already 40% funded! Hooray!
- Garage roof moss removal process has been approved, but still needs to be scheduled.

New Business:

- Spot control and building permitted treatments for pest control was completed.
- The board is considering feral cats as a form of pest control through RASK to contain rodent issues.
 - Feral cats are only an option if bait stations are removed, per king county code.
 - A forum will be had on July 9th to address concerns regarding the feral cats. Forum will be hosted by Pam Wells.

Meeting adjourned at 7:16pm