

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
2019.07.08

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

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

Debbie Alexander with Bell-Anderson was also present

The meeting was called to order at **6:01** PM by **Julie Pock**

**Review of minutes from June**

Minutes approved by board

**President's Report:**

- Tree trimming was completed in early June. The trees appear to be limbed with some topping completed.
- Complaints received regarding parking in the back section. Issue appears to have been resolved.
- Confirmed there is no additional cost with moving funds in bell Anderson accounts for special assessment.
- Garage roof cleaning is on the schedule for July.
- Unit had "Free" items left in their parking space. If an
- Mike, unit 59, will be interred at 1pm on July 11<sup>th</sup>. There will be a gathering at the clubhouse on property after.

**Treasurer's Report:**

- Cash Balance: \$30,980.63
- CAB Maintenance Reserves: \$398,091.20
- CDARS CD Exp 7/26/19: \$25,788.80
- Accounts Receivable: \$12,844.94
- Total Expenses for the Month: \$102,306.92

**Block Watch Report:**

- We are registered for National Night Out, Tuesday August 6th at 6pm to 9pm
- Pam Wells is attempting to confirm who our new NRT officer is.
- Porch Pirates and door to door vacuum salespersons have been seen on the property. All information regarding the people have been given to KPD
- June 26th a resident reported a dog with tags loose outside of building 20911. It was discovered to be Unit 35's dog. Owners were contacted and given a copy of the pet rules from the House Rules Book.
- July 7th a resident reported a dog loose with not tags loose next to the south section mailboxes. We believe the owners are in unit 74 per conversations with other neighbors. No warning has been given yet.
- Work has been going on at Unit 23 for the past 2 weeks.

**Landscape Report:**

- A&M Tree Service completed 8 hours of trimming along the lower straightway of SR 211<sup>th</sup> LN
- VLS was seen dumping lawn clippings in several areas along the wetlands and onto a neighboring property instead of into their truck
- VLS was asked to trim everything outside of unit 54's front door all the way to the chain link fence. They started then claimed their equipment broke but would be back in the morning to finish. They failed to show up.
- A&M Tree Service stopped in and relocated the downed stumps off unit 38 per KC Wetland codes.
- There were a few concerns about tree debris being left in the wetlands. Unfortunately, KC Wetland codes require us to leave the debris in the wetlands.
- Clubhouse deck has been stripped of old coating and will need to be coated soon. Pat Wells has purchased the proper supplies to do so be grateful if someone would help.
- Information about our preferred tree company has been given to Unit 47 so they can obtain a bid.

**Old Business:**

- Newsletter: Raissa Licano-Sanchez in unit 53 has volunteered to take over the HOA newsletter.
- VLS is not currently providing the services that were negotiated in the contract. Weed are not being sprayed, edging is not being completed, irrigation is not running and should be, plus other concerns.
- Items donated for community emergency kits would be welcomed. Lists of items perfect for the kits will be available on National night out, August 6<sup>th</sup>.
- Roofing for building 11, 12, and 13 should be completed by 7/12.
- Garage roof moss removal date is tentative for end of July, early August.
- There are concerns with poison being arbitrarily thrown into the lawn by a unit in the south end. We are seeing an increase in dead wildlife. If you have concerns regarding pest control, please contact the board.

**New Business:**

- The board is planning on contracting one company to paint the eaves of the new rooves once the new rooves for the year have been completed.
- Hiring goats is a potential option for reclaiming overgrown land around the property. The goats are an economical way to clear out Ivy, berry bushes, and other encroaching vegetation.
- Unit 46 is requesting a chimney cap replacement. An inspection will need to be completed via an inspector hired by the board to confirm damage and possible leaks before moving forward.

Meeting adjourned at **7:17pm**