

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
8.12.2019

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

The meeting was called to order at **6:02PM** by **Julie Pock**

**Review of minutes from July**

Minutes approved by Board with adjustments.

**President's Report:**

- A letter was sent to building 10 requesting that units not try to control pests on their own. Please contact board for proper pest control steps
- Home owner emailed with complaint regarding cuttings from tree service.
- Concern with encroachment of buffer along wetland for a few buildings. Board to investigate how to go about reclaiming that space.
- Board to request an arborist report to determine what areas can be reclaimed.
- Thank you to Pat Wells, Unit 36, for re-staining the clubhouse deck!
- Thank you to Pat Wells, Pam Wells, Max Pierce, and Brooke for cleaning and organizing the maintenance room.
- New rooves are completed on buildings 11, 12, 13
- Emergency preparedness supplies for kits are still being collected
- Unit 46 reported pest infiltration
- National Night out was a success! Although lightly attended.
- Real Estate Agreement for Unit 23 emailed after homeowner received foreclosure notice. Debi with Bell Anderson directed them to contact the attorney They expect to have the unit for sale by the beginning of August. So far, the home is not listed.
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**Treasurer's Report:**

- Cash Balance: \$48,607.21
- CAB Maintenance Reserves: \$368,822.26
- CDARS CD Exp 7/26/19: \$25,827.94
- Accounts Receivable: \$16,540.02
- Total Expenses for the Month: \$76,521.17

**Block Watch Report:**

- A visiting vehicle was illegally parked in front of garages. The vehicle was clipped when a resident went to pull into their garage.
- This year National Night Out event had less turn out than usual
- Not sure if they were Porch Pirates or Mailbox Stalkers but a resident in the south section scared them off while they were rolling through the property

- On August 1st a unit in the south section discovered that someone attempted to break into their unit. The owner of the unit is needing to replace their front door and has asked the board if they would assist with the cost if they were to go through Home Depot
- Work has been going on at Unit 23 for the past 2 weeks.
- Due to the amount of complaints of speeding by the UPS driver in one day Pam Wells caught them on the greenbelt on their lunch break to remind them we do have a speed limit. They were told that if the HOA receives more complaints the HOA reserves the right to file a complaint to UPS directly.

**Landscape Report:**

- A&M Tree Service informed Pam Wells that there are 2 trees behind building 12 that could potential fall and damage the building given the right weather condition. It is their recommendation that they are removed soon.
- More complaints about VLS not cleaning up after themselves in certain areas. As well as not trimming in other areas.
- Still more concerns about debris being left in the wetlands by VLS.
- Our preferred tree company has been given to Unit 47 a bid for \$1500 to remove one cottonwood tree.
- Someone had gotten into several irrigation clocks and had set them to go off for more than an hour. Pat Wells corrected the clock issues.
- A unit in the south section voiced concerns via email about a “dead” tree behind their unit. This has yet to be investigated by the board.

**Old Business:**

- Painting of the eaves will commence once rooves are replaced
- Newsletter content suggestions were collected and will be provided to unit 53 for curation.
- Garage roof moss removal should be completed by 8/23
- Chimney cap for unit 46 has been taken care of.

**New Business:**

- Board is looking into a new landscape company for 2020 as VLS is not living up to their contract and expectations.
- Irrigation repair has been postponed due to lateness in the season.

Meeting adjourned at 7:00