

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
September 9, 2019

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

The meeting was called to order at **6:32PM** by **Julie Pock**

Review of minutes from August

Minutes approved.

President's Report:

- There is a crack in a tree between units 26 and 27 that could be a safety hazard during a storm.
- Two emails were received by board members about unneighborly use of shared outdoor spaces. Please be kind and mindful of your neighbors
- Unit 23 has a sale pending
- Garage roof moss has been removed and treated.
- Unit 22 guest passes have been issued.
-

Treasurer's Report:

- Cash Balance: \$60,112.77
- CAB Maintenance Reserves: \$342,785.18
- CDARS CD Exp 7/26/19: \$25,827.94
- Accounts Receivable: \$20,211.59
- Total Expenses for the Month: \$75,096.25

Block Watch Report:

- South cameras were not working. This past weekend they were fixed, and all cameras are now functional.
- Reports from multiple units including videos of two individuals wandering around our community one night just after mid-night.
- Two units appear to have had either front door or garage door tampered with on nights we've had car prowling.

Landscape Report:

- VLS crew was caught dumping at least 20 feet into our wetlands behind unit 39 as well as on the greenbelt. At this time no reports of dumping near the playground have come in.
- The crew has been asked to address ivy on ALL building. Then was specifically shown unit 13, which was not taken care of.
- Unit 8 has requested the tree behind their unit to be trimmed back at least 3 feet.
- VLS crew is still leaving debris behind in areas serviced

- TruGreen was on this past weekend fertilizing all the lawns.

Old Business:

- Roofing project – Units 9-12, 27-30, 31-34 are next in line. We are expecting a deposit.
- Currently ahead of projected income from special assessments
- Storm drain repairs – MasterVac completed some group work, but it was not enough to comply with the maintenance standards. Debi with Bell-Anderson says MasterVac required a Civil Engineer to move forward. Debi has contacted the city for better plans, which were then provided to MasterVac.

New Business:

- Board has a list of trees on the property with priority for removal or topping.
- Board is working with King County on what foliage along the lower south wetlands can be removed or cut back due to encroaching vegetation.
- Board has received concerns regarding leaning shrubs. At this time, shrub removal is not part of our standard contract, and there are pressing priorities for the months budget. The board will investigate costs and figure out when it can be fit into the budget.
- Thank you to Max and Robbie, who will be shampooing the clubhouse carpet over the weekend!
- Big thank you to Pat, who replaced the clubhouse water heater!
-

Meeting adjourned at 6:47pm