

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
October 14, 2019

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

Board Members and Apprentices absent: None

The meeting was called to order at 6:03 PM by Julie Pock

Review of minutes from: Tabled, and approval will be completed via email

President's Report:

- Unit 46 emailed regarding lack of chimney cap. Board is waiting on bids to complete the work.
- Unit 13 has been corresponding board regarding removal of a shrub, which has been completed.
- Julie Pock has directed the landscapers and identified areas of the property where Ivy is becoming invasive.
- Unit 6 having issues with invasive cooking smells from other units. Rules are not infringed due to cooking smells, and this is a common circumstance with shared units.
- Unit 54 reached out to the board regarding the landscapers dumping debris in the wetlands. This has been addressed with the landscapers.
- Unit 23 outstanding balance has been paid and sale of unit has been completed. Welcome new neighbors!
- Unit 67 has reported a leak in chimney causing damage in the unit. Tarping has been completed as a temporary measure to prevent further leaks and damage.
- Unit 77 reported a noise complaint. A compliance letter has been sent to the unit originating the complaint.

Treasurer's Report:

- Cash Balance: \$56,899.18
- CAB Maintenance Reserves: \$350,428.65
- CDARS CD Exp. 7/26/2019: \$25,827.94
- Special Assessment Reserves: \$146,310.00
- Accounts Receivable: \$14,199.86
- Total Expenses for the Month: \$49,583.44

Block Watch Report:

- Two car prowlers were seen by residents in the middle of the night around the beginning of the month.
- On October 4th a resident's dog escaped the unit and was struck by an unknown driver. This event was purely an accident. Sadly, the dog was laid to rest due to its injuries.
- At this time Unit 52 is planning on selling as soon as the garage is emptied out.
- There has been an increase of unwanted suspicious vehicles parking in stalls 38 & 39. As well as unknown vehicles in the fire lanes at unit 1, 23, 70 & 77.

Landscape Report:

- Management sent VLS a 30 day notice to cure on September 23rd.

- Two or three companies have contacted Pam Wells regarding bids for landscaping in 2020.
- VLS claims irrigation was winterized on Friday October 4th. The board questions whether it was actually completed.
- TruGreen was out fertilizing our lawns on October 5th, creating doubt in the winterization of the irrigation systems.
- A&M Tree came out. Reviewed all trees along buildings. They tagged trees that meet the requirement as dangerous according to King County and City of Kent. A&M recommend that if we deal with the trees it would be less expensive to do it by the hour vs by the quote. Also, to help reduce costs to have everything chipped and left to be spread around the property by either the landscapers or volunteers. I am currently waiting for the map showing where the trees are as well as the quote.

New Business:

- Board reviewed proposed budget for 2020.
- Board unanimously decided to amend House Rule Book 6.1 to remove the \$35 rental fee for the clubhouse. The \$250 refundable damage deposit will remain to cover any possible damage and cleaning when being used, which is required prior to renting.
- Gene Peterson motioned that the board move forward with Landscaping services from Brightview at the beginning of the year. Holly seconded the motion and the motion passed unanimously.
- An increase in the number of collarless cats has been seen around the property.

Old Business:

- Roof replacement on building 5, 3, and 7 will be completed by Nov. 1st.
- Currently aiming to have the newsletter out by mid-November.
- Water heater replacement for the clubhouse area will be completed by end of October.

Meeting adjourned at **7:23pm**