

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
November 11, 2019

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

Board Members and Apprentices absent: Holly Diamond, Pat Wells

Also Present: Debi Alexander from Bell-Anderson

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

Review of minutes from October and September: Unanimous approval of minutes moved by Gene Peterson and seconded by Max Pierce.

President's Report:

- House rule book has been updated to waive the rental fee of the clubhouse.
- Brightview landscape contract has been signed.
- VLS misunderstood the boards Notice to Cure as a Notice of Termination. This caused VLS to not show up in the beginning of November due to this misunderstanding. VLS will remain our landscapers until the end of November with Brightview starting Dec. 1.
- Tree between 26 and 27 removal with other at-risk trees to be removed this month.
- A book keeping error was noticed by Pat Wells with Soos Creek and double payments being made. That issue has been resolved.
- Roof leaks will be resolved for building 17 by Achten's.
- The City of Kent has agreed that the flow controllers can be delayed until the spring for the Storm Drain repairs.
- Jacuzzi pumps and filters have been removed. Thank you, Pat Wells and friend Chris Newman, for getting this taken care of!

Treasurer's Report:

- Cash Balance: \$90,702.61
- CAB Maintenance Reserves: \$358,080.68
- CDARS CD Exp 7/26/20: \$25,951.89
- Special Assessment Reserves: \$156,842.15
- Accounts Receivable: \$6,556.49
- Total Expenses for the Month: \$32, 453.50

Block Watch Report:

- A unit in the south section was broken into. It requires a front door to be replaced.
- There are 7 vehicles that are on the property on a regular basis. 3 have been identified and the remaining 4 have not been identified yet.
- Two separate occasions we have had strangers wandering around on foot in the earlier evening hours.
- A unit in building 10 has discovered someone is illegally dumping dog poop bags along the wetland buffer on the greenbelt. Video will be reviewed soon
- A unit in building 10 informed Pam Wells that someone dumped bathroom remodel debris in the south dumpster some time Friday night. View has not been reviewed yet.

Landscape Report:

- VLS was a “no show” for two weeks straight. After requesting Debi Alexander to contact them, Debi discovered it was a misunderstanding on their behalf and they wish to see through the remaining month of the contract.
- VLS has still be dumping in the wetlands.
- A complaint was filed by a resident in building 11 regarding poor landscape services.
- BrightView’s contract has been signed and a copy sent to both BrightView as well as Bell-Anderson.
- BrightView is to complete their pre-inspection before November 20th, per their request. At this time, it is scheduled for later this week.
- A&M Tree Service will begin the “hazardous trees” project the week of November 12th.

Old Business:

- A&M starts work 11/12 for tree removal. They will clear the wetland buffer and the trouble tree between units 26 and 27. They work is expected to be completed by 11/15.
- 2020 Budget – Updates to the budget were received today. Approval suspended until board has had an opportunity to review.
- Special assessment is now over 75% funded! Way to go, neighbors!

New Business:

- Board has voted unanimously to move forward with Rice Insurance to cover earthquake and flood.
- Annual Meeting will be held Monday, January 13th at 6:30pm in the Club House.
- Budget Meeting will be held Monday, December 9th at 6:30pm in the Club House.

Meeting adjourned at **7:00**