

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
Annual Budget Meeting  
12/9/2019

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

**Board Members and Apprentices absent:**

The meeting was called to order at **6:40PM** by **Julie Pock**

**Budget Meeting:**

- We are 80% funded for the special assessment. Weather is becoming prohibitive for continued work, but once the sun comes about again, we will be able to get the work started immediately.
- In order to keep up with costs of maintain landscaping and insurance, the board proposes a 2.7% increase to the dues. Unfortunately, with costs what they are, the increase is necessary.
- Motion was made, seconded and passed to ratify budget as it was mailed out to residents without changes.

Budget portion of meeting was adjourned at 7:05.

Regular portion of meeting called to order at **7:07pm** by **Julie Pock**

**Review of minutes from November:** Motion made by Max Pierce and seconded by Pam Wells to approve November minutes with changes.

**President's Report:**

- Three roofs completed in the north section of the property. Pam Wells and either Julie Pock or Gene Peterson will do a walk-through to confirm completion of roofs
- New landscapers have begun, and first run-through seems promising. Due to past experience, board will see who long that will last
- Gutter cleaning will be coming up and completed around Christmas
- Damage wood repairs will be completed by Pat and Ryan
- Window replacement has been approved for unit 52
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**Treasurer's Report:**

- Cash Balance: \$109,431.63
- CAB Maintenance: 373,230.54
- CDARS CD Exp. 7/26/2020: \$25
- Special Assessment Reserves: \$156,900.17
- Accounts Receivable: \$6,485.28
- Total Expenses for the Month: \$33,725.25

**Block Watch Report:**

- There have been a few reports of loitering around the green belt.
- There have been issues with residence not parking in their assigned stalls. If you require extra parking space, please speak with Pam Wells about getting an extra space for a fee, if available.

**Landscape Report:**

- Tree trimming has been completed by arborists and many hazard trees are no longer a problem.
- If your yard waste is clearly marked, the landscapers will take it when they come through on Thursdays

**Old Business:**

- Newsletter is currently in draft and will be published and sent out soon.

Meeting adjourned at **7:39**