

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
April 13, 2020

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

The meeting was called to order at **6:00 PM**

Meeting minutes for March and February. Max Piirce moved to approve minutes, seconded by Pam Wells and approved by the board.

President's Report:

- A resident has requested to update their sliding door. In order to update windows, all windows must be completed at the same time.
- A neighbor had a complaint about smoking outdoors. As the weather is getting nicer and windows are being opened, please be considerate of your non-smoking neighbors.
- Unit 46 electrical work. Letter sent to homeowner indicating HOA considers the matter resolved.
- Bell-Anderson will be working only remotely effective 3/23/20.
- Unit #8 window replacement approved.
- Unit #39 – Garage door replacement reimbursement which was previously approved by board.
- Mattress was dumped/ left for a resident. Pat Wells was able to locate the owner and the original owners came back to pick up the mattress from our property.
- We received a pest complaint from a resident. Please note that if you have plants or materials that may be interesting to pests in your patio, they will come.

Treasurer's Report:

- Cash Balance: \$ 62,524.65
- CAB Maintenance: \$390,048
- CDARS CD Exp 7/26/20: \$26,192.41
- Special Assessment Reserves: \$153,496.88
- Accounts Receivable: \$6,823.63
- Total Expenses for the month: \$31,838.73

Block Watch Report:

- On April 6th a suspicious vehicle was noticed in the south section that had two occupants inside. After monitoring the vehicle for a short time from a distance the driver decided to leave. We have reason to believe the woman in the vehicle is the same woman mentioned in the next line.
- We've had multiple residents report a woman roaming around the community that does not live here.
- On April 7th a unit in the south section caught a video of a porch pirate checking out a package at their front door in the late evening. A police report was filed.
- April 8th a resident in the north section emailed Pam Wells to inform her that they noticed a woman had been sleeping in the old playground area the night before. And was currently sitting on the sidewalk to our entrance. The woman was also observed by two board members that morning. The woman left on her own accord before police could be called.

- April 12th a resident in the south section noticed the same lady entering the community at the same time they were so they monitored her from a distance for a few minutes. Followed by contacting Pam Wells for advice on whether to contact the police or not. The police were in fact called and two KPD cars did arrive to handle the situation with the woman. A second resident noticed that the woman stashed a bag as she was leaving the property. Pam Wells was notified, and Pat Wells went to retrieve the bag to only discover it could possibly have been mats the woman slept on. The bag was temporarily removed to a different location with hopes that the woman would realize she is being watched close enough that it's not worth returning here.
- A community pantry for non-perishable items has been started by unit 36 (with help from unit 16) and is currently located outside of unit 36's front door to keep it out of unknown weather and to help limit the chance of it disappearing. This is being run on the honor system and is available to ALL RESIDENTS 24/7.

Landscape Report:

- BrightView is still doing business even though our state is in a "Stay Home" order. Pam Wells has pointed out that with what is going on we would not be completely devastated if they needed to cut back on services as long as Meadow Glenn is not being charged for services.
- Monday April 6th BrightView's accounts manager performed his own property inspection and has filed a report with Pam Wells. Pam Wells will forward said report to the board.
- A&M Trees - tree work previously discussed has been put on hold in case we need the extra funds for a garbage dumpster if those services are cut back more. However, A&M is still running and has clearance by the government to conduct business involving dangerous trees.
- According to A&M the trees we are looking at having taken care of fall under that group. A&M suggested we jump to have them done now while the wait time is short. They are waiting to Hear from the Board.

New Business:

- Trash Service – MeadowGlen is still receiving services; Republic is not currently scaling services back due to COVID.
- COVID Plan of action – As our community does not have any shared indoor areas, the only major change we feel is needed is closing rentals for the clubhouse.
- The board has received requests from homeowners to work on different community projects, such as scraping and repainting siding on garages, and pulling ivy from building sides.
- A compliance letter will be sent to residents of building 13 regarding the rules and regulations of the wetlands
- It has been noted that there are residents not using the proper receptacles for recycling. A compliance letter will be sent to residents as applicable.

Old Business:

- We are nearly completely funded for the special assessment! Thank you to everyone!
- Roof project is currently on hold due to COVID and scheduling impacts thereof.
- Newsletter will be published and distributed in March.
- Spring cleaning! Want to help spruce up your neighborhood? Please reach out to Pam Wells (mghoa36@gmail.com) for a list an items that need be completed, then pick your favorite.

Meeting adjourned at **7:21**