

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
May 11, 2020

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

Board Members and Apprentices absent: Holly Diamond

Also present: Debbie Alexander with Bell-Anderson

The meeting was called to order at **6:01 PM** by **Julie Pock**

Meeting minutes for April. Approval delayed for revisions.

President's Report:

- Flyers put up near mailboxes regarding a possibility of COVID in the neighborhood. It was proven to not be COVID.
- With the summer coming on, windows are open more often. For our smoking neighbors, we implore you to be mindful of your non-smoking neighbors. We all deserve to be comfortable in our homes.
- There was a significant cut in the fence between Indigo and MeadowGlen
- There was a massive overcharge from Soos Creek Water. Debbie Alexander and Julie Pock to further investigate.
- There was an instance where a whole building's water needed to be shut off. Please be sure to inform your neighbors when this is the case.

Treasurer's Report:

- Cash Balance: \$71,681.86
- CAB Maintenance: \$395,559.30
- CDARS CD Exp 7/26/20: \$26,357.48
- Special Assessment Reserves: \$155,351.41
- Accounts Receivable: \$5,220.06
- Total Expenses for the month: \$23,824.64

Block Watch Report:

- South perimeter fence near the fire gate was cut wide open by some man with a bike. Pat Wells has temporarily patched the opening. (Thanks, Pat! We are grateful for all you do for our community!)
- 2-3 apparently homeless people seen on the property on foot with bags on foot after 10pm at night. Only one was seen being picked up by a friend.
- Two units in the north section were involved in a moderate impact "T bone" accident.
- Both garage and recycling areas are starting to have issues with overflow as well as people putting the wrong bags in the wrong dumpster.
- Curb Side – Social Distance Fridays at 6pm. Grab a chair, grab a snack and beverage, find a curb and start chatting from 6+ft away from other neighbors.

- Mystery vehicle in the south section was ticketed with a warning to register or risk being towed. The vehicle disappeared and has not returned yet.

Landscape Report:

- Landscaping behind building 17 (units 63 thru 70) has been modified by Unit 68 for the better. Mulch will be supplied and delivered by A&M Trees for free. In order to spread the mulch a work party will need to happen.
- A complaint has come in about infant and child toys in the wetland buffer directly behind unit 51. The owner was asked to clean up the toys on multiple occasions in the past with no success.
- Common space areas need to be respected as common. All personal items need to be removed from a common area once the objects are no longer in use.
- A&M Trees came in to take care of all but one large tree for \$1000 less than expected. The last tree can be deal with later in the fall when there is less growth on it so it should not take out another 5 smaller trees at once.

New Business:

- Each unit has two parking spaces (garage and numbered space). Additional parking passes will not be issued for a third vehicle if the other two spaces are not being used for functioning vehicles that are frequently driven.
- There are areas of the perimeter fence that need to be replaced. The fence is rotting in certain areas and needs to be addressed.
- The board received a quote for irrigation that was for more than anticipated. The board will compare with other quote regarding the reasonability of the price requested.
- With trash overflowing, many pest animals have made home in the area with the abundance of food being made available. Please make sure all garbage makes its way into the dumpster, not just into the “garbage area.”

Old Business:

- The roofing project is set to resume mid-June.
- Greenbelt tree maintenance was completed. One cottonwood tree remained as the experts stated it would be better to take care of in fall or winter and it is not considered an immediate threat.
- Spring and summer cleaning – Want to help spruce up your neighborhood? Please reach out to Pam Wells (mghoa36@gmail.com) for a list of items that need be completed, then pick your favorite

Meeting adjourned at 7:28pm