

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
June 8, 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 **6:20 PM** by **Julie Pock**

Meeting minutes for May. Max Peirce 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. Sliders are considered windows and are the homeowner's responsibility.
- Volunteer work behind building 17 has been completed. Several rhododendrons were donated to help beautify the area.
- An anonymous complaint was received regarding a neighbor using a propane firepit.
- Buildings 1,2,8 are the only roofs yet to be completed.

Treasurer's Report:

- Cash Balance: \$ 64,393.44
- CAB Maintenance: \$353,204.50
- CDARS CD Exp 7/26/20: \$26,357.48
- Special Assessment Reserves: \$157,078.80
- Accounts Receivable: \$6,023.81
- Total Expenses for the month: \$85,298.73

Block Watch Report:

- A resident in the south section discovered there was an attempt to break into their vehicle parked in their assigned stall.
- A homeless man living out of his vehicle has been seen parking along the greenbelt on several occasions. Each time the police have been called but failed to show up before the person left.
- Drug paraphernalia and garbage was found in the gravel parking area. A resident cleaned up the mess shortly after it was found.
- Fireworks were set off near the entrance this past week by unknown juveniles.
- Unfortunately, a resident in the north section has passed away. Only two people should be coming from the unit until further notice.

Landscape Report:

- Brightview is asking for a semiannual evaluation about their job performance as well as overall work.

- Brightview is offering to plant seasonal flowers in all three concrete bowls for less than \$200
- Two units have contacted Pam Wells about branches touching the roof of their vehicles or ready to fall.
- Romeo, formally from Malone's Landscaping & Prodigy Landscaping, contacted Pam Wells to express interest in being considered for possible future landscape bidding regardless of the size and scope of work.

Old Business:

- Roofing project for remaining building will commence once the deposit is received by Atchen's.
- Irrigation is currently off, and the board is having trouble receiving bids from companies to complete mandatory repairs as general maintenance on the irrigation system is currently under contract with BrightView. As this is repairs and not general maintenance, the work needed is not under contract.

New Business:

- As the rules are currently written, only propane grills are allowed on the premises as far as fire burning devices. It has been asked that the board expand that rule to include propane firepits. The board will research the types of pits available to help define which pits would be allowed if should the board move forward with integrating firepits into the house rules.
- Several residents have asked about a basketball hoop and would like to donate it for use by the neighborhood. The board will investigate the risks of encouraging use of the court in its current state.
- There have been serious overflow issues with the dumpsters. Please be sure to break down boxes when adding to the recycling bin. Debbie Alexander with Bell-Anderson will be contacted to ask about potentially increasing the size of the garbage dumpster.
- 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 7:23