

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
July 13, 2020

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

**Board Members and Apprentices absent:** Holly Diamond

Also Present: Debbie Alexander with Bell-Anderson

The meeting was called to order at **6:04 PM** by **Julie Pock**

**Review of minutes from June**

Pam Wells moved for approval of minutes and was seconded by Max Pierce. Board approved minutes.

**President's Report:**

- The board received a request for gutter repair in units 60 & 72.
- Unit 13 requested a repair for a puncture to their building.
- The size of the dumpsters has been increased by a cubic yard due to overflow. The cost was \$128, which the board found reasonable.
- Unit 16 has sent photographs of a drainage issue with their area.
- Unit 46 notified the board of a potential leak. After investigation it seems likely the water table has shifted.
- Unit 2 reported a tripping hazard, which the board will paint orange to provide warning to those in the area.

**Treasurer's Report:**

- Cash Balance: \$75,390.07
- CAB Maintenance Reserves: \$268,493.80
- CDARS CD Exp 7/26/19: \$26,357.48
- Special Assessment Reserves: \$157,111.08
- Accounts Receivable: \$6,585.69
- Total Expenses for the Month: \$112,252.51

**Block Watch Report:**

- Multiple reports of a man checking out front doors of several units in the south section between 12am and 3am. Nothing was taken.
- One report of a homeless lady returning. She was caught on a Ring Doorbell in the north section. She stole a piece of carpet from underneath a front door mat.
- A small corner clubhouse window was found open one afternoon by a resident. Nothing appeared to be tampered with inside.
- Unit 8 and Unit 36 witnessed a guy in his late 20's come out from the blue house on the side of the greenbelt that was definitely not associated to that house. He did not surface anywhere on the property.
- National Night Out has been postponed until Oct 6<sup>th</sup> due to the pandemic.

**Landscape Report:**

- A few complaints have come in about poor service from our current landscaping company, so Pam Wells filed a complaint with the company, which appears to have improved the service some.
- Two new complaints from residents were brought to Pam Well's attention. Pam has contacted the accounts manager requesting service be rendered as soon as possible.
- Had A&M Tree look at the tree outside of units 1-4 and 12. They will be back out to do some touch up at no cost to the last job as those trees/weeds have new growth on them that should not have happened.
- Obtained a bid from Henry's Landscaping to possibly have a chain link fence installed between MeadowGlen and the church. In the past, the church has been interested in splitting the cost with us. We may want to investigate doing so. It would help reduce the foot traffic from 116<sup>th</sup> by at least half.

**Old Business:**

- All roofs have been completed, just pending a final inspection.
- The board has received bids for siding painting, but is waiting on one more bid before deciding on a vendor.
- Gutters will be inspected and repaired by David's Roofing.
- Propane firepits – The board will reach out to the insurance company regarding use of firepits in general within the property.
- The board is planning to have the next newsletter available in September.

**New Business:**

- Pam Wells and Pat Wells to talk with the pastor at the church about installing a fence.
- There were issues regarding roots of tree near unit 12's patio. The board has decided to address in a future meeting.
- Pat Wells is stepping back from being the neighborhood handyman. We have appreciated his help with the property these many years. We are hoping to have resident volunteers to help replace Pat in small fixes around the property. If you are available to assist in maintaining your neighborhood, please reach out to Pam Wells, Unit 36.
- Unit 36 has requested use of free-standing awning for their back porch. The board approved the request as the awning is not endangering building structure.

Meeting adjourned at 7:10