

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
October 12, 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: Romeo with Henry's Landscaping

The meeting was called to order at **6:22PM** by **Julie Pock**

Review of minutes from September

Minutes will be approved upon completed updates

President's Report:

- Pam Wells will follow up with Dom regarding bid for chimneys 31, 32, and 51. The board is waiting on Bids to be provided by Bell-Anderson.
- Reserve study – Only received two studies on pervious reserve study contract. The board will continue with Jeff Samdahl as service provider for these studies.
- Budget season is a upon us. Max Pierce, Treasurer, and Pat Wells, Assistant Treasurer, are currently working on budgeting for the 2021 year. There has been large increases on landscaping and insurance.
- A resident has requested a meeting with the board regarding the flora being planted around the property. Meeting date and time is TBD.
- FHA approval for community is pending. Waiting on correspondence from Bell-Anderson
- A North end unit was experiencing an avian squatter in their attic. This issue has since been resolved.
- Transfer approval for special assessment has been sent to the board to sign. Julie Pock has signed the transfer paperwork, just needs one more signature.
- If you share a stoop or walkway with another unit, please maintain proper COVID safety guidelines while in your shared space. Several folks on the property are in the "at risk" group. Please be kind to your neighbors and be safe.

Treasurer's Report:

- Cash Balance: \$20,823.50
- CAB Maintenance Reserves: \$284,903.10
- CDARS CD Exp 7/26/21: \$26,525.43
- Special Assessment Reserves: \$103,567.92
- Accounts Receivable: \$7,272.55
- Total Expenses for the Month: \$37,746.44

Block Watch Report:

- September 26th – Reports of improper disposal of garbage into the recycling dumpster noted in the south section.
- KPD is still trying to locate a dark-skinned male in his mid to late 20's on a bike due to burglary and car break-ins.

- October 4th a vehicle was broken into in the gravel parking area. Thanks to the HOA cameras, we were able to confirm roughly what time it occurred and that it was a dark vehicle with no plates. The glass from the broken window still needs to be cleaned up by the owner of the vehicle residing in unit 56.
- October 8th – A resident in the south section reported that a family member witnessed a dark-skinned male dressed in dark clothing with a black backpack and a tan face cover behind unit 43 heading towards unit 54. After doing a little research, it was discovered there were two men. One has been seen on a resident's Ring doorbell. The board is not aware of any residents reporting to the police.

Landscape Report:

- Unit 13 has requested that plants are cut back away from her back patio fence line and the French drain cover cleared off.
- Brightview was unable to provide service one week due to poor air quality. However, they do have an additional day scheduled to catch up with missed service days.
- Unit 63 is requesting the Rhododendron in front of their unit be cut all the way down, as well as the hydrangeas near their front door due to allergies. This request is pending change over to new lawn company.
- Romeo with Henry's Landscaping was hired to clear away low laying ground bush behind units 51-54. Romeo and his assistant did a great job clearing it all out.
- Romeo with Henry's Landscaping was hired to do needed repairs to both dumpster kiosk areas. They did an excellent job.
- Due to poor service the Board has sought bids for new landscapers.

Old Business:

- Roof warranty work and payment oversight. Julie will follow up with Debi at Bell-Anderson about resolving double payment.
- Storm drains are waiting on another bid from Don Olson.
- Perimeter fence with church is postponed until next year.
- Gutter replacements have been put on hold due to budget restrictions.
- Newsletter release date is TBD.

New Business:

- Landscape bids – Romeo with Henry's Landscaping joined the board for the meeting. Romeo gave a brief description of his growing business, and will work with the board on deciding designated service days upon approval of bid.
- Board reviewed landscaping bids from Academy and Henry's Landscaping. Henry's Landscaping presented a full description of service
 - Catie Baldrige moved to approve Henry's Landscaping bid. Max seconded. Motion carried unanimously.
- Kids at play sign has been placed to help reduce the speed of traffic through the neighborhood. A secondary sign will be ordered and placed in the south section.

- Clubhouse will, sadly, remain closed until further notice. The board feels it is not possible to comply with the current restrictions and mandatory safety regulations surrounding shared spaces and COVID-19.
- Peek-A-Boo Parade to be held on Halloween, Saturday 10/31.
- Front door keypad lock was requested by unit 8. Door knobs, locks, and lock sets are the responsibility of the homeowner to determine.

Meeting adjourned at 7:57