

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
February 8,2021

Board Members and Apprentices present: Pat Wells, Catie Baldrige, Max Pierce, Holly Diamond, Margie Peterson

Board Assistants present: Pam Wells

Also present: Gene Peterson

The meeting was called to order at 6:32 PM by **Pat Wells**

President's Report:

- The board reviewed the Reserve Study. Margie Peterson made a motion to approve the reserve study. Holly Diamond seconded. The board approved the Reserve Study.
- The board is currently waiting on a bid regarding the chimney stacks and flashings. The board hopes to have this bid in shortly so work can begin.
- Chain-link fence near unit 54 has been repaired
- Henry's Landscaping will be on property to fix a lollipop light that was taken out by a tree.
- Sections of the property perimeter fence are due for repairs. The board is considering replacing the wood fence with slatted chain link fence. Chain link will also last at minimum twice as long as a wood fence. The board will request bids.

Treasurer's Report:

- MEADOWGLEN 34,317.51
- CAB MAINTENANCE RESERVE 410,407.55
- CD 7/26/21 26,664.12
- ACCOUNTS RECEIVABLE 6,722.12
- Total Current Assets 478,111.30

Block Watch Report:

- Porch Pirate/car prowler: A unit in the south section had a package delivered via USPS stolen from their front door just before 5pm. Upon reviewing camera footage, the Board was able to obtain vehicle information as well as video of the porch pirate checking out a resident in the north section's truck canopy. The unit in the south section did file a police report. At this time the unit in the north section has not.
- A resident in the north section filed a complaint in regard to kids from the private school breaking boards out on the old perimeter fence. Pam Wells contacted one of the pastors at the church with a request to remind staff and students not to touch the perimeter fence. The pastor honored the quest within 24 hours.

Landscape Report:

- Henry's Landscaping have finally caught up with dropped leaves.
- Henry's Landscaping has started groom trimming to get a head start with hopes to help make it easier to maintain this summer.

- Henry's Landscaping reported that they found drug-use debris behind building 8 (units 13 thru 18) as well as broken out fence boards.
- Upon doing a quick pre work inspection the landscape crew found a Christmas tree dumped behind the garage near unit 63 that they believe did not come from any units on our property. They will haul it off next week.
- Henry's Landscaping has requested that the Landscape committee walk the property with Romeo soon. More specifically before they start mowing.
- Damaged chain link perimeter fence long Indigo Springs outside of unit 54 has been replaced. Look good and the residents in unit 54 are happy to have more privacy outside their door.
- Tree came down outside of unit 23 that damaged their car parking in their stall and damaged the lollipop light. The tree company came out to clean it up into firewood round and also dropped a truck load of wood chips for building 17. Residences started laying out chips behind the building. Then Henry's Landscaping finished laying it all out because they finished the contract work first. Friends of Pam Wells' came and took all the firewood rounds that residents did not want at no cost to the HOA.

New Business:

- There is a concern with some construction dust around unit 59. Might just need to get the pressure washer to get the dust from the area.

Meeting adjourned at 8:15pm