

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
March 8, 2021

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

**Board Members and Apprentices absent:**

Also Present: Debbie Alexander with Bell-Anderson

The meeting was called to order at **6:33** PM by **Pat Wells**

**Review of minutes from February**

Max Pierce moved for approval of minutes and was seconded by Margie Peterson. Board approved minutes with edits.

**President's Report:**

- It is requested that any communication via email from the board to the property management company include "Meadowglen" in the subject line to make things easier for Bell-Anderson.
- Our HOA attorney informed us that we need to adjust our Reserve Funding Disclosure Summary so that the Projected Reserve Fund Balance is broken down by percentage of ownership. The Board will make these changes during the next budget cycle.
- There has been a significant increase in the cost of water according to our recent water bills.

**Treasurer's Report:**

- Cash Balance: 47,087.10
- CAB Maintenance Reserves: 415,887.04
- CDARS CD Exp 7/26/21: 26,664.12
- Accounts Receivable: 7,078.52
- Total Expenses for the Month: \$19,371.02

**Block Watch Report:**

- February 22<sup>nd</sup> – car prowling, vehicles broken into, and at least one garage was broken into between 5am to 6:20am. Pam Wells has contacted KPD NRT Officers Wolcott and Officer Rausch, so they are aware of the activities in the south section. At this time there is only one resident that has confirmed they filed a police report.
- Windshield wiper crime spree. Multiple residents are reporting that their vehicle wipers are being broken. Due to lack of date and/or time no video has been reviewed. Plus, not all vehicles are within range of the cameras.
- Pam Wells was informed by both KPD and the departing property manager from Indigo Springs that they are having some serious vandalism issues, high mailbox theft, and vehicle break-ins. They are in discussion of putting in cameras in many areas one of which would be near our fire gate.
- It was brought to Pam Wells' attention that there has been an increase of foot traffic coming onto the property from behind unit 62 (building 14). (See Old Business)

- Multiple residents in the south section in certain areas have inquired about security cameras. One is planning to approach the Board in regard to put some in. Per the HOA security camera policy. Several others have asked if the HOA is planning to add more. (See New Business)
- Residents are complaining that dog owners are not cleaning up after their dogs. One complaint specifically mentioned the sports court. Another was outside their unit. ALL those that have complained are reminded we have coyotes on the property.

**Landscape Report:**

- Starting today 3/8/21 Henry's Landscaping is mowing every other week.
- In the coming weeks, Henry's Landscaping will aerate and fertilize the lawns. Pam Wells has asked that when they fertilize, they put up some kind of small flags so pet owners know.
- Henry's Landscaping is requesting to do a walkthrough with the landscape committee or board member. The last walkthrough was cancelled due to snow.
- Landscape services were not rendered on Monday, February 15<sup>th</sup> because of the snow. The crew had come later in the week for a few hours here and there to catch up.
- Henry's Landscaping is asking that residents remove ALL items off the lawns so they can mow and not worry about damaging resident's property. This will be reviewed upon landscape inspection walkthrough.

**Old Business:**

- The board is still searching for a vendor that will completely rebuild the chimney stacks on Units 51-53. At this time, a vendor cannot be found, or vendors found have since rescinded their bids. The board may have to hire multiple vendors to complete the job.
- Board has approved a bid with TACC Construction to replace the perimeter fence located at the front of the property.

**New Business:**

- Unit 2 has requested approval to update their windows. Pat Wells moved to approve the request. Board voted to approve the request.
- Further fencing needs to be installed behind building 14. The current fencing is beyond repair and requires replacement. The board has requested bids for this project.
- Storm drains require work ordered by the city. The board will be reaching out to vendors for bids.
- With the recent break-ins, the board believes it prudent to add another HOA-owned security camera with views of the gravel area in the back. Catie Baldrige moved to approve adding cameras, Holly Diamond seconded. The board approved adding the cameras.
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Meeting adjourned at 7:46