

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
April 12th, 2021

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

Also Present: Billy & Julie Shott #47

The meeting was called to order at 6:35pm PM by Pat Wells

President's Report:

- New security camera in the gravel area is up and running.
- The board received several complaints about owners not cleaning up after their pets. The board will continue to monitor the situation.
- Unit #2 had a request to replace both concrete slabs in their patio enclosures. The board approved the scope of work provided by the homeowner.

Treasurer's Report:

- Cash Balance: \$52,356.90
- CAB Maintenance Reserves: \$421,365.12
- CDARS CD Exp 7/26/21: \$26,664.12
- Accounts Receivable: \$5,343.35
- Total Expenses for the Month: \$31,746.65

Block Watch Report:

- Two separate reports of car prowling in the south section from before the new cameras became active. Since then, it seems to have petered off.
- KPD is doing another "Prescription Drug Take Back Day" on Saturday April 24th at 10am until 2pm at the main police station on 4th Ave S. Homeowners are encouraged to turn in expired, unwanted or unused prescriptions and dispose of them correctly. As far as we know this is a "No questions asked" type drop off.
- Residents in the south section have pointed out the increase of gunfire that they can hear. Apparently, there is an abandoned house just off 116th near 211th that now has squatters inside. Hence why residents are hearing more gun fire. KPD is aware of the situation.

Landscape Report:

- Max Pierce and Pam Wells met with Romeo from Henry's Landscaping to complete the first walk through inspection since starting his contract.
 - 5 Junipers next to stall 3 are dead so they will be pulled out and replaced with 4 or 5 juvenile box woods.
 - Several bushes throughout the community are nearing the end of their life span, so the board will look at removing and/or replacing them this summer.
 - Henry's Landscaping was reminded to trim back the hedge trees along the outer sidewalk next to unit 46. That those are the only ones they are allowed to touch.
 - Henry's Landscaping has asked that the committee verify whether unit #51 is on the "no touch list" as the new resident was spreading wood chips in the bed the last time, they were servicing that area.
- The board should consider spreading wood chips in "naked beds" which would help the plants and trees. Pam Wells is willing to contact A & M Tree Service to see if we can get a few loads of free wood chips.
- Perimeter fence facing unit #1. After Pam Wells talking to Darlene Fricks, a teacher at the church, it was discovered that the church's basketball chain link matches up length wise with our old falling down wood fence. The board needs to consider removing the old fence before it becomes a bigger danger. If the church's chain link isn't completed covered with ivy the board can approach the church about adding slates at our cost to which the church would most likely agree too.

Owners:

- Garage power issues. A minimum of 3 sets have no power to their garages. At this time only one unit can't get their car out. Fuller will be out on Friday in the morning to look into the issue.
- Cottonwood behind them is prouting new growth. Unit #47 will reach out to the tree company with their concerns.
- Beautification of the community. Can the HOA host a gathering for an event like this? The board will take into consideration and get back to them.
- The owners along the west property line have planted shrubs up against the storm drain that may interfere with the purpose of the drain. It's been advised to contact the city about the possible wetland code violation.

Old Business:

- The HOA had received a report from the city of Kent regarding the storm drains on the property. The city pointed out several deficiencies that will require repair. Motion was made to approve Puget Construction Services to do the repair work. Pat Wells seconded. Board approved.
- Chimney stacks on Unit #51 to #53 need repair. The board has had a difficult time finding a contractor willing to do the work. TACC is willing to do the work, but can't give an exact price without actually opening it the structure. Pat Wells makes the motion to accept TACC's open bid. Max Pierce seconds. Board approves.
- Southwest fence line replacement. Bids were received from Henry's Landscaping, TACC and Alpine Fencing. Pat Wells makes the motion to accept Henry's Landscaping. Holly Diamond second. Board votes to approve.
- Buildings 1 & 2 chimney stack seals bids from David's, Reeley's and TACC. Pat Wells makes the motion to approve TACC. Holly Diamond seconds. Board approves.

New Business:

- Chimney cap on Unit 71 needs to be fixed/replace. The board will talk to DOM Construction about cost of replaced.
- The raised sidewalk in front of unit 2 needs to be addressed. We need make a list of critical trip hazards before getting bids for sidewalk grinding/repairs.
- Max Pierce was interested in reopening the clubhouse to residents. Concerns were brought up about its use during the pandemic. The board would like to see the pandemic situation improve more, so we'll re-examine the request at next month's Board meeting.

Meeting adjourned at 7:40pm