

MEADOWGLEN TOWNHOMES HOA

MEETING MINUTES

May 10th, 2021

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

Bell-Anderson: Debi Alexander

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

Review of minutes from March & April

Board approved the minutes from the March 2021 and April 2021.

President's Report:

- 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.
- The board approved Unit #2's request for a new front door. Cost will be split 50/50 between the HOA and homeowner.
- The board received a complaint regarding a homeowner smoking in and around their own property.
- Unit #26 reported extensive wood rot on the exterior of the building where the chimney and roof line meet. The board will seek out a contractor to come in and fix the issue.
- The board approved Unit #61's request for new vinyl windows.

Treasurer's Report:

- Cash Balance: \$68,455.10
- CAB Maintenance Reserves: \$426,835.31
- CDARS CD Exp 7/26/21: \$26,713.73
- Accounts Receivable: \$6,555.20

Landscape Report:

- The board received a complaint that the ivy is growing too close to the buildings. The board will send a reminder to Henry's Landscaping asking them to cut back the ivy in places where it may encroach the buildings.

Old Business:

- There are a few trip hazards on the property that need to be addressed. Pam and Margie will create a list of all the locations that need addressing before we seek out a contractor to address the issues.
- Puget Construction Services discovered some additional deficiencies in the CS/CB control structures. They can fix issues, but it'll be an additional \$1,129.50. The board approved the additional work.
- TACC has been approved to fix the chimney stacks on Units #51 - #53, but is unable to start work until September. The board will seek out additional bids to see if there's another contractor who can do the work sooner.
- Henry's Landscaping will be out soon to start work on replacing the perimeter fence along the SW corner of the property. A new 6 ft high chain link fence with slates will be installed.

- TACC has been approved to replace the perimeter fence at the front of the property, but is unable to start work until September. In an effort to expedite the work, the board approved Henry's Landscaping bid of \$11,275 to replace the same perimeter fence. The wood fence will be replaced with a 6' ft high chain link with privacy slats.

New Business:

- The gutters next to garage #72 and #12 were recently damaged by delivery or moving trucks.

Meeting adjourned at 7:45pm