

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
June 14, 2021

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

The meeting was called to order at **6:36 PM** by **Pat Wells**

**President's Report:**

- Henry's Landscaping has received the green light from the board to initiate irrigation and sprinkler repairs.
- The irrigation system is currently on, but not running. Faucets should still be functional.
- Sidewalk repairs are currently under discussion for the most effective way to approach the project.
- The board has recently purchased a chain saw. This purchase is to help curb costs of tree fall and brush removal and be available in case of an emergency. For example, if a tree falls across the road in the greenbelt, we will now be able to get the tree removed from the road without needing to hire and wait for a vendor.

**Treasurer's Report:**

- Cash Balance: \$71,151.21
- CAB Maintenance Reserves: \$432,308.64
- CDARS CD Exp 7/26/21: \$26,713.47
- Accounts Receivable: 7,322.04
- Total Expenses for the Month: \$32,817.74

**Block Watch Report:**

- On May 31<sup>st</sup>, two vehicles in the south section were broken into. Thanks to the new set of cameras, we were able to pinpoint the time and rough description for KPD. The criminal came onto the property via the fire gate.
- On May 31<sup>st</sup>, two individuals came in on foot from the main entrance of the community. It appears they were prowling in the south section with no success. These two individuals are not the same people(s) that broke into the two vehicles.
- On May 22<sup>nd</sup>, a passing vehicle somehow lost control which resulted in destroying a part of our front perimeter fence as well as some damage to the first set of garages. Thankfully, the driver stepped forward and exchanged information.
- Dumpster overflowing and damaged. Dumpsters have been overflowing due to move-outs in both sections. Damage was most likely caused by Republic Services while emptying the dumpsters.
- KPD has launched a new program where residents and businesses can register their surveillance cameras with the city. The purpose is to help KPD know who has cameras in the area where they may need video evidence from activity as well as who to contact for the videos. The Board should consider signing up at least the entrance cameras.

- Lastly, it looks like National Night Out may be returning this year. If approved, National Night Out will be Tuesday, August 3<sup>rd</sup>.

**Landscape Report:**

- Henry's Landscaping has finished the chain-link fence behind building 15 (Units 55 thru 62). It looks great!
- Front west perimeter fence replacement. The delay in the work has been caused by the supplier. Henry's Landscaping informed us that they are hoping to demo this coming Thursday. We are working with the owners of the white house regarding access on their side of the fence.
- Reports from Henry's Landscaping of dog poop not being picked up by residents. Two of the most active areas are around the playground to behind unit 24. And on the lawn near unit 78.
- Irrigation Repairs in the south section are completed. The north section is next. Reason for not all getting done at once... two significant spots that require more work than the rest.
- Trip hazard inspection has not happened yet. Margie Peterson and Pam Wells are to connect to do the walk.
- Please remember our property has all sorts of wildlife in all sorts of sizes and colors with minds of their own. Leave animals alone unless you know it is someone's pet. Only then contact the owner.

**Old Business:**

- Storm drain repair – upon inspection, Puget Construction Servicesaid they were not capable of or equipped to fix some of the issues. They have passed on our repair request to another company. The board has not yet received a bid from this new vendor.
- Perimeter fence – the chain-link fence behind building 15 has been completed and is well done. This makes the board hopeful for the completion of the fence at the front of the property.
- The board is still waiting to hear from the Bell-Anderson regarding bids for chimney stack repairs.
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**New Business:**

- Bids have been received to fix the garage and fence area that was smashed in by the traffic accident on 5/22. Board to review.
- The board has decided to add a "Private Community" sign to the front marquee to help prevent people from coming onto the property thinking we are an apartment rental community.

Meeting adjourned at 7:45pm