

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
July 12, 2021

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

Board Members and Apprentices absent: Pam Wells

Also Present: Debbie Alexander with Bell-Anderson

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

President's Report:

- There have been reports of a pair of cats having late-night scuffles causing issues for homeowners trying to sleep. Please note that all pets should be inside at night.
- A request has been made by Unit 71 for a pass for a third vehicle.
- There has been an ongoing issue of oil build-up in front of a garage unit in the south end of the property.
- Jean from unit 54 cleaned all the lollipop lights around the property. Thank you, Jean!

Treasurer's Report:

- Cash Balance: 80,811.24
- CAB Maintenance Reserves: 437,708.64
- CDARS CD Exp 7/26/21: 26,713.47
- Accounts Receivable: 7,121.41

Block Watch Report:

- Fireworks are illegal in the city of Kent, and not allowed in the community of MeadowGlen.

Landscape Report:

- Service from Henry's landscaping has been going well. If you see anything amiss, please reach out to the board.
- The wooden fence has been torn down and the new privacy fence at the front of the community is up.

Old Business:

- Storm drain – The contractor suggested that the board reach out to the city to reinspect an area of corrosion to see if the repairs are in fact needed.
- The board has received one bid to complete work on the chimney stacks. They have received a decent reference from the property management company, and an A+ rating on the BBB.
- The perimeter fence at the property entrance is near completion.
- A bid has been received for repairs to garages for units 1 and 2. The board is amid reviews.

- Wood rot unit 26 – We'll reach out and contact Dave Roofing about fixing this issue.
- Sidewalk repairs – a priority list for repairs has been created and is under review by the board.

New Business:

- The gutter on Unit 38's garage was damaged by a UPS driver. UPS plans on paying for the repairs and is in contact with the board.

Meeting adjourned at 7:59