

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
September 13, 2021

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

**Board Members and Apprentices absent:**

Also Present: Debbie Alexander with Bell-Anderson

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

**Review of minutes from August**

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

**President's Report:**

- There is a persistent oil issue in the south end of the property.
- Complaints have been received about clutter surrounding the front doors various units. The board will reach out to the units where decluttering is necessary.
- When cutting down or topping trees related to the wetland or wetland buffer, the Kent City Planning has informed the Meadowglen board that they need to consult an arborist.
- Irrigation has been turned off for the season.
- Two buildings had a surprising increase in water usage this month compared to the same time last year. Pat Wells will be following up to make sure there isn't a leak anywhere in those buildings.

**Treasurer's Report:**

- Cash Balance: \$88,751.81
- CAB Maintenance Reserves: \$448,731.93
- CDARS CD Exp 7/26/22: \$26,764.02
- Accounts Receivable: \$5,967.32
- Total Expenses for the Month: \$23,884.91

**Block Watch Report:**

- There was an instance of car prowling around 1am on 9/10.
- Unit 18 had their vehicle, which was parked along the greenbelt, broken into on 9/11.

**Landscape Report:**

- Unit 22 had hired their own landscape company to modify areas in the common areas. The landscape company they hired was asked to stop as the grooming had not been approved by the board.

**Old Business:**

- Chimney stack work will be completed by TransBlue. Board is working with the company to get a start date.

- Perimeter fence has been repaired facing 208<sup>th</sup> street and looks fantastic.
- Pat wells motioned to reach out to the church to assist in paying for the construction of additional perimeter fencing. Holly seconded and the board approved.
- Garage 39 gutter has been replaced by Dave. The board is waiting on an itemized list of repairs.
- We received a bid from Tubro to do sidewalk repairs in three key locations.

**New Business:**

- Dryer vent and chimney cleaning is overdue. The board is reviewing options and bids.
- It is anticipated that the budget will be ready for the next meeting.

Meeting adjourned at 8:05