

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
October 11, 2021

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

Also Present: Unit 43

The meeting was called to order at **6:34 PM** by **Pat Wells**

Review of minutes from September

Margie Peterson moved for approval of minutes and was seconded by Holly Diamond. Board approved minutes.

President's Report:

- There was reports of a vehicle using the single visitor spot in the south section for whole weekends at a time. They have been asked to use the gravel parking if they will be staying the whole weekend.
- The board is in discussions to adjust language in the current rules regarding visitor spaces and paid tags for extra vehicles.
- Painting for the new front fence will likely need to be held off until spring as we are coming on inclement weather and difficulties with scheduling.
- Upon returning from a trip, unit 15 discovered a portion of the glass on their back slider was shattered. They have reached out to Pat Wells regarding replacing the glass.

Treasurer's Report:

- Cash Balance: \$78,761.70
- CAB Maintenance Reserves: \$454,206.52
- CDARS CD Exp 7/26/22: \$26,76402
- Accounts Receivable: \$6,903.16
- Total Expenses for the Month: \$43,868.08

Block Watch Report:

- Car prowlers were spotted in the south section again.
- Suspicious vehicles have been seen parked along the greenbelt late at night.
- Unit 18's truck was broken into. It was removed from the property for repairs and has since been returned.
- There were two separate reports of possible off-sight dumping in both dumpsters. Unfortunately, without time windows, the board is unable to review footage.
- Multiple vehicles in both sections that are not registered have been repeatedly using visitor spaces for at least the past month.
- KPD is hosting Hops & Cops on October 13th at 5:30pm.
- KPD is hosting Medicine Take Back Day on Saturday October 23rd from 10am to 2pm.

Landscape Report:

- Tis the season for some trimming. Residence may notice some areas being trimmed a bit harder than other areas as it is the best time for those plants, shrubs or trees to be trimmed or pruned.
- Winterization of irrigation: Henry's Landscaping is getting ready to winterize our irrigation system. Hopefully this will happen in early November. At this time, they are waiting for the proper compressor to become available.
- Leaves happen. One resident recently complained that landscapers are not servicing their area because they have found several leaves on the sidewalk associated to their unit. We reminded the resident that "leaves are common this time of year." Henry's Landscaping will be creating piles of leaves throughout the property until they can catch up.

Old Business:

- Chimney stacks: Transblue sent a team to reevaluate and create a strategy to rebuild the stacks. The Project manager should be getting back to the board with a start date.
- Still waiting on word from the church the regarding the perimeter fence. It is not at this time a high priority.
- The board approved Rainier Concrete and Asphalt to perform a few sidewalk repairs.
- The board has approved a bid from SureVent for dryer vent cleaning and chimney inspections.

New Business:

- Budget season is upon us. Please join us for the budget meeting (December 6th @ 6:30pm) to make your voice heard regarding the budget or to ask any questions you may have.
- Board moved to approve the budget as is with a 0% increase for 2022. It was approved unanimously.
- Fall has started, and as such leaves are falling. Sometimes leaves go into the gutters. The board will be scheduling gutter cleaning when it will be most effective.

Meeting adjourned at 8:28