

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
November 8, 2021

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

Board Members and Apprentices absent: Holly Diamond

Also Present: Debbie Alexander with Bell-Anderson

The meeting was called to order at **6:32 PM** by **Pat Wells**

Review of minutes from October

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

President's Report:

- Third car parking permits do not have guaranteed spaces.
- There has been some improvement to the oil near garage 62. There is still oil around the garage door. The board will continue to monitor the area.
- There are some gutters overflowing due to heavy rains and leaves in the gutters. Some areas may gather water and create puddles. The board will reach out to "our gutter guy" late November, early December when the leaves have all fallen.
- Unit 66 and unit 19 were approved for window replacement.
- Pat Wells moved to start a secondary CD starting in December.

Treasurer's Report:

- Cash Balance: \$40,536.75
- CAB Maintenance Reserves \$459,684.47
- CDARS CD Exp 7/26/22: \$26,727.04
- Accounts Receivable: \$8,322.55
- Total Expenses for the Month: \$70,781.68

Block Watch Report:

- 11/5 - A person drove a car onto the property and parked in stall 38, then proceeded to incoherently throw personal items around. Concerned about the odd behavior, several residents called police, but the individual left the property before they arrived. Thank you, Pat Wells, for cleaning up the mess they left behind.
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Landscape Report:

- Irrigation has been blown and winterized. Soos Creek can be called to padlock the mains until spring.
- An updated contract with Henry's landscaping has been received. The board will review, but as of now the bid is below what is budgeted.

- The landscaping crew is keeping the leaves tidy in areas and will return for the piles.

Old Business:

- Transblue requested additional funds for the chimney stack project. They have sub-contracted the project. The board has approved this adjustment in cost. Work will proceed as weather allows.
- Work is going smoothly with the sidewalk repairs. Work will happen as weather allows.
- Dryer vent work has completed, and Chimney inspections should commence 11/12.

New Business:

- Unit 43 mention some sidewalks could use some pressure washing. The board is planning on having this be a spring project when the irrigation system is no longer winterized.
- Units 47-50 and 75-78 had usually high water bills for the month. The board will monitor the water meters for these buildings and make sure that our numbers match what the water company is billing.

Meeting adjourned at 7:17