

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
September 12, 2022

Board Members and Apprentices present: Pat Well, Max Pierce, Pam Wells, Gene Peterson, Margie Peterson

Board Members and Apprentices absent: Catie Baldrige, Holly Diamond
Also present: Debbie Alexander representing Bell Anderson

The meeting was called to order at **6:43 PM** by **Pat Wells**.

Review of August's minutes

Pat made a motion to approve the minutes and was seconded by Max. All approved.

President's Report:

- Update from David on roofing; flashing and any other "fixes" that need to be repaired. He should be starting the work either next week or the following week.
- David from Achten's Roofing will be onsite this Thursday at 12 pm to inspect Building #4 concerning warranty work. We will need to contact Unit #23 to gain attic access for warranty inspection to occur.
- Board approved Unit #16's enclosure of their back patio with the guidelines that it would look like the existing fences on the property. Work will be performed by Henry's Landscaping Company.
- Pat will have a 2023 projected budget report to present to board at next month's meeting.

Treasurer's Report:

• Cash Balance	\$66,321.84
• CAB Maintenance Reserves	\$492,813.50
• CDARS CD Exp 7/26/23	\$26,925.31
• CDARS CD Exp 12/1/22	\$25,049.98
• Accounts Receivable	\$615.48
• Total Expenses for the Month	\$26,429.00

Committee Reports:

• **Block Watch:**

- Two transients were found trespassing the the maintenance closet and left without confrontation. It appears they were able to jimmy the door open using a screwdriver or similar tool. To help avoid similar situations, the next day, Pat installed a a deadbolt to the Maintenance closet door.
- Expense Report for National Night out expenses have been submitted. Pam is requesting that in next year's budget, \$500.00 be allocated for Association Events.

- **Landscape:**

- Henry's Landscaping truck and equipment was stolen last week. We will be seeing a different truck on the property when he is on the premises.
- Unit #3 wants the ivy cut back from around their unit and sidewalks.
- Unit #63 requested to have the Rhododendron's in the front of her unit either taken out or trimmed. It was determined that Henry's Landscaping will trim them back. Unit #63 also requested that she would like to put down pea gravel in front of her unit to match what she has placed down alongside her side fence. The board is requesting that she either keep the existing ground coverage or use larger river rock so it is easier for the landscapers to clean out with their air blowers.
- We are monitoring the oil spill coming from Unit #62's vehicle.

Old Business:

- Perimeter fence replacement between our property and the Galilee Baptist Church has been satisfactorily completed.

New Business:

- We received a bid form SureVent for Chimney/Dryer Vent for inspections and cleaning but since we did that in Nov/Dec of 2021, we should not need to do it again until 2023 or 2024.
- We would like to also get a bid from Dryer Vents Solution the next time we are ready to clean the chimneys and dryer vents.
- Debbie will send a letter to the owners of Unit #69 concerning the climbing hydrangea that is creeping up the backside of the unit. Either they can clear it out or we will have Henry's Landscaping take care of it.
- Next scheduled Board Meeting dates"
 - Tuesday, October 4th at 6:30 pm
 - Tuesday, November 15th at 6:30 pm

Meeting adjourned at 7:36 pm.