

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
October 4, 2022

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

**Board Members and Apprentices absent:** Max Pierce, Pam Wells

Also Present: Debbie Alexander with Bell-Anderson

The meeting was called to order at **6:40** PM by **Pat Wells**

**Review of minutes from September**

Pat Wells moved for approval of minutes and was seconded by Catie Baldrige. Board approved minutes.

**President's Report:**

- The chain and lock were cut off the back lane fire gate. We are not sure who did it or why it was done. Pat Wells will purchase a new lock and chain.
- The hard drive for the security camera near the south end went out. A new hard drive was installed, and the issue is resolved.
- A letter was sent to a homeowner about cleaning up after their pet in their limited common area. The smell from the waste was causing issues for surrounding units.

**Treasurer's Report:**

- Cash Balance: \$71,030.65
- CAB Maintenance Reserves \$498,776.69
- CDARS CD Exp 7/26/23: \$26,925.31
- CDARS CD Exp 12/1/22 \$25,049.98
- Accounts Receivable: \$693.54
- Total Expenses for the Month: \$33,800.52

**Block Watch Report:**

- Just a reminder that visitor parking spots are for visitors unless a parking pass has been arranged with the board.

**Landscape Report:**

- Irrigation will need to be turned off for the season soon.

**Old Business:**

- David's roofing has completed initial repairs to chimney caps and flashing for buildings 1 & 2. A seal coating has been used on the chimney caps, and painted to match the building colors.
- Atchens roofing submitted a bid to fix a few roofing issues that are out of warranty. The board had questions regarding the bid. The board has yet to hear back with responses.

**New Business:**

- The board has approved a preliminary budget to include a 5% increase for 2023.
- The board received and approved a bid for unit 17 to replace their windows.

Meeting adjourned at 7:38PM