

MEADOWGLEN TOWNHOMES HOA ANNUAL MEETING MINUTES

1/9/2023

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

Board Members absent: Holly Diamond

Also Present:

Debi Alexander of Bell-Anderson.

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

Review of minutes from 2022 Annual Meeting

Julie Shott moved to approve the minutes, seconded by Max Pierce. Minutes were approved.

Board introduced themselves to attendees.

Announcement of Quorum

President's Report:

- The chimney stack project (Units #51~ 54) was completed this year.
- We will be transitioning back to in-person Annual meetings.
- The fence between our property and the church has been repaired, which will hopefully decrease the amount of transient traffic.
- The damage to the fence/garages at the front of the property was repaired at no-cost to the association.
- Tree maintenance was executed this year to keep the property free of potential damage.
- The deductible for water damage increased to \$25,000. Please be sure to follow up with your insurance company to make sure you are covered. This change is to increase savings in the HOA budget.
- There has been a 5% increase in HOA dues for 2023.
- A project goal for 2023 is to replace siding on up to two buildings with Hardie board. The initial cost is higher than that of traditional siding, but the Hardie board lasts up to 4x as long.

Treasurer's Report:

- Cash Balance- \$48,213.29
- CAB Maintenance Reserve - \$516,888.62
- CD 7/26/23- \$27,019.97
- CD 6/01/2023- \$25,075.11
- Accounts Receivable - \$916.23

Block Watch Report:

- National Night Out this year had a great turn-out. Thank you for everyone who attended, and especially to those who helped set up and take down.
- A catalytic converter was stolen from a car in April.

- Early September two transients were found in the maintenance closet. Additional locks have been added to the door.
- October - A vehicle was broken into in the gravel area. This was caught on camera, which was shared with the police. The criminal was on and off the property in 10 minutes.
- November a license plate was stolen off a vehicle on the property. This was caught on camera.

Landscape Report:

- We have been quite happy with our current landscaping company.
- If you have any concerns regarding landscaping, please reach out to the board.

Board nominations & Results

- Max Pierce is re-elected to the board and will continue duties as treasurer.

Meeting adjourned at 8:09 **pm**