

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES

May 8, 2023

Board Members and Apprentices present: Pat Wells, Catie Baldrige, Max Pierce, Ari Gemza, Gene Peterson,

Board Members and Apprentices absent: Margie Peterson, Pam Wells,

Also Present: Debi Alexander with Bell Anderson

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

Minutes from the April 19th, 2023 meeting were reviewed and approved by the Board.

President's Report:

- DOM Construction will start replacing the siding on building #20906 this week.
- New building numbers for the building have been painted. Need to schedule the installation.
- The railing next to unit 7 needs to be replaced as it is rotting out.
- All garage doors need to be painted the same color. Paint is available from the HOA.
- Zinc strips on some of the garages have come loose. The board will reach out to a trusted vendor to have the strips replaced.
- Security camera replacement for the camera next to Unit 39 has been received.
- The water company had an issue with its payment system. The current bill will reflect the last two billing periods.
- The community monument sign needs repair. The board is considering repairing or replacing it. If you have opinions on the sign, please email the board.

Treasurer's Report:

- Cash Balance: \$ 79,645.02
- CAB Maintenance Reserves \$ 547,314.97
- CDARS CD Exp 7/26/23: \$ 27,090.01
- CDARS CD Exp 6/1/23: \$ 25,177.33
- Accounts Receivable: \$ 159.46
- Total Expenses for the Month: \$ 22,143.46

Block Watch Report:

- A van was broken into on the property.
- Mailbox tampering in early May
- On May 2nd there were car prowlers in the neighborhood, they vandalized a resident's car.

Landscape Report:

- No significant issues with landscaping have come up recently.
- The landscapers will soon be turning on the irrigation system.

- May look into outsourcing pressure-washing of the property sidewalks. The ground moss is encroaching.
- Yard debris should be placed in compostable paper bags and should not include food waste.

Meeting adjourned at 7:32