

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES

June 12, 2023

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

Also Present: Deborah Stuart (Unit 46)

The meeting was called to order at **6:37** PM by **Pat Wells**

A review of minutes from May will be completed during the July session.

President's Report:

- If washing a vehicle on the property, please use eco-friendly soaps and be sure not to block the garages or vehicles of other residents.
- A flood light was installed next to garage #43 to provide additional lighting for nearby parking spaces.
- Security cameras near unit 39 have been replaced.
- Zinc strips on garage roofs have been fixed/replaced.
- Moss control has been added to several roofs.
- Fixing the monument sign is in the works.
- Adding new building numbers is in the works.
- Pressure washing in key areas of the property will be completed soon.
- The railing for unit 7 is in the process of being replaced.
- All garage doors must be uniform in color. If your garage or other areas need paint, please reach out to the board for the proper paint color codes.
- A security camera will be added to the cul-de-sac. Location planning is underway.

Treasurer's Report:

- Cash Balance: \$76,017.57
- CAB Maintenance Reserves \$ 554,942.69
- CDARS CD Exp 7/26/23: \$ 27,090.01
- CDARS CD Exp 6/1/23: \$ 25,177.33
- Accounts Receivable: \$ 1,124.17
- Total Expenses for the Month: \$ 57,570.77

Block Watch Report:

- A couple of cars were broken into this month.
- Stolen items were found by neighborhood children and turned in.
- Car prowling seems to be on the rise this month.
- Recycling and garbage need to be separated. If the recycling is contaminated with garbage, or too many recyclables are in the garbage, they will not pick up. We can be charged for it and will have to pay for an additional pick-up.

Landscape Report:

- Some bushes and shrubs on the property need to be removed or replaced.
- Some of the irrigation at the north end of the property is not functioning well and is causing some plants to be poorly watered.
- Reports were received that yard waste was found dumped in the wetland buffer.
- Yard waste bags should be left at the curb for pick-up. If they are not at the curb, they will not be picked up.

New Business:

- The board made the unanimous decision to update rule 1.1.3 to read “There shall be no loitering or playing behind buildings.”

The meeting adjourned at 7:34