

MEADOWGLEN TOWNHOMES HOA

MEETING MINUTES

July 10, 2023

Board Members and Apprentices present: Pat Wells, Ari Gemza, Max Pierce, Pam Wells

Board Members and Apprentices absent: Catie Baldrige, Margie Peterson, Gene Peterson

Also Present: Debi Alexander with Bell Anderson

The meeting was called to order at **6:33 PM** by **Pat Wells**

Review of minutes from May and June

Max Pierce moved for approval of minutes and was seconded by Pam Wells and Ari Gemza. Board approved minutes.

President's Report:

- New building numbers have all been added and completed.
- Unit 16's garage was painted. 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.
- Still planning on installing a security camera in the cul-de-sac.
- We've had a lot of new residents join the community over the past year so an updated directory is coming soon.
- Unit 6 garage door needs to be repaired or replaced.
- HOA will be purchasing a new power washer.

Treasurer's Report:

- Cash Balance \$91,245.35
- CAB Maintenance Reserves \$479,440.12
- CDARS CD Exp 7/26/23 \$27,090.01
- CDARS CD Exp 6/1/23 - added to maintenance reserve
- Accounts Receivable \$135.99
- Total Expenses for the Month \$131,658.77

Block Watch Report:

- National Night Out will occur August 1st at 6:30pm. Those who want to help set up arrive at 5:30pm. HOA will be providing hamburgers, hot dogs, water, and soda. Residents are encouraged to bring things to share. City will be arriving at 6:45pm.
- Car prowling seems to have decreased for now.
- City has asked those who have security cameras to register them, however this is not necessary. We will not be registering the HOA cameras.

Landscape Report:

- Pressure washing is expected to start this weekend.
- The monument sign will be replaced after National Night Out. Some bushes and shrubs on the property need to be removed or replaced.
- Small dead pine was removed near unit 34.
- Pruning of overgrown ivy throughout areas of the property will begin next week.
- 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.
- Reports were received that yard waste was found dumped in the wetland buffer..
- The clubhouse deck is needing a few boards replaced. Once that has been completed, the board will consider adding a picnic table and receive an estimate for replacing the entire deck with Trex.

New Business:

- Pat Wells moved approval for Unit 66 new front door, Max Pierce seconded, and Ari Gemza approved. Board approved.
- David's Roof Service: Pat Wells moved approval for a bid for about 47 chimney caps needing to be sealed, Max Pierce seconded and Ari Gemza approved. Board approved.
- Unit 4 is continuing to experience a roof leak near the chimney. David's Roof Service will take a look when fixing the other chimney caps and also repair the woodpecker holes.

Meeting adjourned at 7:26 PM.