

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
August 21, 2023

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

Board Members and Apprentices absent: Max Pierce,

Also Present:

The meeting was called to order at **6:45 PM** by **Pat Wells**

Review of minutes from July

[Peron] moved for approval of minutes and was seconded by [Person]. Board approved minutes.

President's Report:

- A request was made for the landscapers to maintain an area that had been gardened by a resident. If a resident takes over landscaping of a limited common area with the approval of the board, they are also accepting responsibility of maintaining that landscaped area. If the area is surrendered to the board for maintenance, it will be up to the landscapers to determine how to maintain it.
- 64% units have replaced windows, only 36% of units have new front doors.
- Vehicles not in functional condition cannot be left anywhere on property. Units will be notified and eventually fined if their vehicle on property is found to be non-functional.

Treasurer's Report:

- Cash Balance: \$ 92,081.46
- CAB Maintenance Reserves \$486,925.20
- CDARS CD Exp 7/26/23: \$
- CDARS CD Exp 6/1/23: \$
- Accounts Receivable: \$1,210.84
- Total Expenses for the Month: \$35,826.53

Block Watch Report:

- A unit on property had their vehicle. It was located two days later in Fife. Please be sure to remove all valuables from your vehicle to help dissuade car prowlers.

Landscape Report:

- If any pest control issues appear on the property in common areas, please contact the board so the request can be added to the work order with our pest control company.

Old Business:

- Security camera in the cul-de-sac needs access from a resident before it can be installed.
- Roofers will be on site soon to repair and seal chimney caps.

New Business:

- It is estimated to cost \$1000 to replace the decking at the club house with TREX or a similar material. It is also suggested that the deck be expanded to meet the sidewalk, eliminating the tripping hazard between deck and sidewalk.
- Replacement globes are in stock. If any are looking particularly rugged, please notify the board to replace.

Meeting adjourned at 7:33pm