

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
November 11, 2023

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

**Board Members and Apprentices absent:**

Also Present: Debi Alexander with Bell-Anderson

The meeting was called to order at **6:34** PM by **Pat Wells**

**Review of minutes from September**

Pam Wells moved for approval of minutes and was seconded by Margie Peterson. Board approved minutes.

**President's Report:**

- Security camera project for the cul-de-sac has been completed.
- Unit 26 had a tree branch come down and puncture the roof, causing leaks in the unit.
- Unit 22 reported an issue with a woodpecker hole.
- Unit 69 reached out to the board regarding overflowing gutters. Gutter cleaning will need to be scheduled soon after the leaves have all gone from the trees.
- Unit 77 had their door replaced.
- Unit 14 reported a string of lights appear to be out. Pat Wells will investigate.

**Treasurer's Report:**

- Cash Balance: \$ 122,616.74
- CAB Maintenance Reserves \$509,564.56
- CDARS CD Exp 2/7/24: \$27,343.60
- Accounts Receivable: \$362.60
- Total Expenses for the Month: \$17,757.24

**Block Watch Report:**

- The PT cruiser that has been parked in the gravel area has been removed from the property.
- There is another vehicle in the south end of the property that is inoperable that the board is aware of.
- Oct 17 around 3am, there was a report of a garage in the south end of the property was open and actively being broken into.
- RCW 46.61.600 states that it is illegal to leave a running vehicle unattended.
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**Landscape Report:**

- Irrigation has been winterized.
- Units 3,5 8 reported issues with bushes not being trimmed.
- Leaf piles will be picked up in batches.

- Unit 46 reached out to the board asking to remove a tree in their limited common area. It was approved at their own expense.

**New Business:**

- Budget meeting is scheduled December 4, 2023, and will be held via Zoom.
- Four board member positions are up for election this year. Please attend the meeting or complete your proxy when it is provided.
- Please reach out to the board if you are interested in being considered for election on the board.

Meeting adjourned at 7:59