

MEADOWGLEN TOWNHOMES HOA

ANNUAL MEETING MINUTES

January 15, 2024

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

Board Members and Apprentices absent:

Also Present: Debi Alexander with Bell-Anderson

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

Review of Annual meeting minutes from 2023

Margie Peterson moved to approve minutes. Seconded by Julie Shot. Minutes were unanimously approved.

President's Report:

- **2023 Projects:**
 - We re-sided building #20906 for \$108,000. We now have 5 buildings (22 units) that have been resided with Hardie siding.
 - An estimated 1.4 million is needed to complete siding and stucco for the remaining buildings (56 units). Siding projects will be completed in order of most urgency and will be addressed slowly to stave off the need for a special assessment.
 - Monument sign was repaired in 2023.
 - Security camera added to cul-de-sac area in 2023.
 - Significant Irrigation repairs were made this year
 - Three buildings received replacement building numbers.
- **2024 Projects:**
 - Chimney cap project is still planned. We experienced some issues with our contractor, which delayed the project until 2024.
 - A new reserve study is required in 2024. Estimated \$4k for a three-year study.
 - Gutter cleaning is anticipated to be completed soon.
 - There are some areas on the property where the asphalt is need of repaired.
 - The board has also discussed replacing the deck in front of the clubhouse.

Treasurer's Report:

- Cash Balance: \$71,980.31
- CAB Maintenance Reserves \$449,653.18
- CDARS CD Exp 2/7/24: \$27,686.57
- CD Exp. 9/6/25 – \$50,000
- CD Exp. 6/6/24 - \$25,000
- Accounts Receivable: \$2,475.47
- Total Expenses for the Month: \$18,357.36

Block Watch Report:

- Car break-in and car prowling have been on the rise in the area. Please be sure to lock your vehicles and do not leave valuables.
- Meadowglen hosted a National Night Out 2023 event at the clubhouse. Many residents, plus several people from the city of Kent attended (including city council member Satwinder Kaur).
- One of the front cameras is currently not working. It is suggested that it be replaced or potentially upgraded.

Landscape Report:

- There are still piles of leaves across the neighborhood. The landscapers are taking as much as can each week, so it will take time remove all of them from the property.
- Winter Holidays landed on Mondays (our service days) which led to shortened service hours during the holiday season.
- Ivy beds are also an area that needs to be constantly maintained and kept an eye on.

Business:

- Board nominations and elections
 - Pat Wells (#36), Ari Gemza (#78), Layla Jones (#37), and Rita Klassen (#69) volunteered.
 - Pam Wells moved to approve the election of Pat Wells, Ari Gemza, Layla Jones, and Rita Klassen. Seconded by Julie Shot. Vote was unanimously passed.
 - Parking has been a hot topic. There has been issues with homeowners using guest stalls without being issued parking passes. Letters have been sent out to the offending units.
- A few vehicles have been seen parked overnight in the fire lane, which is not acceptable. The board will be sending letters and/or posting a ticket on any such vehicles.
- Please be sure to clean up after pets when they do their business in common areas.
- If you see something say something. Please let the board know if you witness any behavior, action, or inaction by a homeowner or a guest on the property that does not align with the rules and regulations of the property.
- A homeowner expressed concern that there is rotting siding on the sides of some garages and other buildings, and it was requested that it be investigated and repaired.
- A homeowner asked about painting the buildings. Currently, painting has not been on the board's to-do list.
- A homeowner reported that there is a hole in the chain link fence at the south end of the property adjacent to Indigo Apartment.
- A homeowner expressed concerns about children playing outside unattended. There are no rules requiring the monitoring of children on the property, but it was noted by multiple homeowners that the majority of the time young children are indeed being monitored when outside playing. It was also mentioned that sometimes children can be noisy, which is somewhat expected. Parents should address any issues where the noise level becomes excessive.
- Residents asked about adding a gate to the front of the property. Things to consider with this option:
 - Installation and ongoing maintenance costs?
 - How effective will a gate be in stopping criminal activity on the property?
 - How to minimize damage and vandalism to the gate?
 - Ensuring the gate allows for enough space to pull in off the road, and where the gate goes when it opens.
- Report of a lollipop light out on the south side of the property.

Meeting adjourned at 8:04 by Pat Wells.