

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
2/12/24

Board Members and Apprentices present: Pat Wells, Catie Baldrige, Layla Jones, Ari Gemza, Rita Klassen

Board Members and Apprentices absent: N/A

Also Present: Pam Wells

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

Review of minutes from January 15, 2024

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

President's Report:

- Wetland flooding. Made attempts to work with the City of Kent and Indigo Springs to address the flooding. It will take several weeks to see the water return to normal levels. It has receded from the walkway along the greenbelt. Will need to address at a later date, we do have a line under the greenbelt from east side to west. It is not flowing properly. The water has gone down enough that it is critical. Will probably need to clear out some of the brush and clear the pipe.
- Parking. Our list doesn't match up with Debbie's PM list. Some people have gotten a letter and have moved the vehicles or are aware that they will start paying. The board will be following up with those homeowners.
- Feeding wildlife. Concerns with raccoons.
- Maintenance Issues. Replacing overhead lights at front mailboxes. Replace clubhouse toilet. Replaced padlocks on security cameras- 1 key for all padlocks.
- Website. Working to get general HOA Board emails go to all board member's personal emails.

Treasurer's Report:

- Cash Balance: \$ 76,301.51
- CAB Maintenance Reserves \$457,126.51
- CD Exp 2/7/24: \$27,686.57
- CD Exp 9/6/25: \$50,000.00
- CD Exp 6/6/24: \$25,000.00
- Accounts Receivable: \$1,431.80
- Total Expenses for the Month: \$34,560.37

Block Watch Report:

- Multiple cases of vehicle prowling and/or break-ins have been reported in the south section of the property. At this time, it is unknown as to exactly when the events took place.
- South dumpsters have been repeatedly overfilled by someone. Recycling has been contaminated several times as well. Debris has been left all over the ground both times.
- The fire lane gate was cut open at some point. Currently it is temporarily tied closed. Per board President's request Henry's Landscaping will either repair or replace the portion that is damaged.
- The front entry camera system is in need of being either repaired by Seattle DVR or replaced by the HOA.
- The fire extinguisher outside of Unit 4 is missing. The box is damaged as well.
- National Night out Tuesday August 6th. Planning will start in June.

Landscape Report:

- A large hole near the tall evergreen on the east side of the greenbelt straight away was discovered. At this time, it is unknown as to how it was created. It is big enough to be a safety concern.
- Doggy do-do complaints. Multiple residents throughout the property are not cleaning up after their dogs. The poop is being tracked into units and causing some issues for the landscapers and their equipment. The board should consider sending out either an email bomb to all residents or letters to dog owners. If an email or letter is sent out it is recommended that the board acknowledges the possibility of some of the poop is gifts from coyotes.
- Holiday decorations & assorted exterior modifications. Two units in the north section still have holiday type lighting hanging up. One unit in the south section has attached outdoor lighting to the side of the building facing the street. This is a clear violation of House Rules 2.8.
- A unit in the south section requested Henry's landscaping directly to clean off the ivy hanging off the rock wall above a modified area.

Unfinished Business:

- Approved chimney caps. Waiting for the weather to improve.
- Unit 4 has woodpecker holes on chimney- Approved and ready to go
- Reserve study. May have that ready by March or April.
- Decking at the clubhouse. It has been over 10 years since it was replaced.

New Business:

- Dryer vents are a priority. #35 (end unit) has made a request to relocate dryer vent. Reroute to front patio or by front door. Would be noticeable between 1st

and 2nd floors if routed to the front patio. Would only be noticeable to that unit if in the front door area.

- Globe light on the greenbelt will need an electrician to look at.
- Behind the clubhouse needs repair.
- Priorities:
 - Asphalt: Address potholes, near drains, etc. Start with assessment and estimates and go from there.
 - Separate quote for seal coating and striping
 - Playground: cost to replace low end \$10k commercial grade. May look to fix and replace items to get a few more years of life. May need to look at what insurance allows.
 - Moss Control: growing fast. Prioritize areas that were not addressed last year, mostly sidewalks, but some moss in front of garages. We will request a bid from Romeo. Moss control on certain roofs. Potentially can be tackled during the chimney capping.
 - Sports Court
 - Siding Replacement: 4 unit building 80-90k up to \$120k if stucco is not kept.

Meeting adjourned at 8:58.