

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
March 11th, 2024

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, Debi Alexander

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

Review of minutes from February 12, 2024: Moved for approval of minutes and was seconded. The board approved minutes.

President's Report:

- Wetland Flooding: the situation is no longer critical but will need to clean up under the road from east side to west side. Current water flow is restricted, and water is waist deep currently. When the water goes down further in the summer it will be easier to get there. The neighboring house may be part of issue.
- Parking: Sent out letters in the last month and ticketed cars. There hasn't been as much parking in fire lanes or in front of garages. Others have either moved the cars or are paying the fee. There is one more car we are trying to identify who it belongs to. One car was towed off the property that was being parked and left.
- Security Cameras: System reboot and refresh, the camera is now up and running. The DVR system is older and doesn't have all the newer features. It is working now so replacement is not a top priority at this time.
- Fire lane gate: Fencing had been cut but has been patched using leftover fencing. This will be a shorter-term solution until the fence can be fully replaced.
- Unit 26: A branch punctured hole on roof, Dave fixed the leak. Staining on the ceiling as a result. The repair is scheduled for Friday to replace drywall and paint.
- Other Items:
 - Light at the front mailbox was replaced.
 - The toilet at the clubhouse was replaced.
 - Board group email should be working now (board@mg-hoa.net), and will go to all 5 board members plus Pam.

Treasurer's Report:

- Cash Balance: \$ 89,807.47
- CAB Maintenance Reserves \$464,591.51
- CD Total: \$102,804.38
- Accounts Receivable: \$2006.20

Block Watch Report March 2024

- Multiple vehicles associated to a house sitter in the north section were using assigned parking stalls without permission from the owner of the stall(s). Per Pat's report, it was handled accordingly.
- A complaint was filed about garbage being in the recycling dumpster in the south section. Upon investigation the offending unit was located, they have been contacted. Told to remove the garbage from the recycling dumpster. Along with the rules for garbage & recycling.
- Piling garbage bags on the patio and/or front door area are not allowed and can result in notices and fines.

Landscape Report March 2024

- Henry's Landscaping started aeration of the lawns. As of today, most of the front of buildings have been done. Behind the buildings should be done next week.
- Chain-link fence in the south section. The estimated start date is April 1st. A board member will need to unlock the fire lane gate the day work is being performed.
- Irrigation might be started up mid-April.
- Pressure washing will be scheduled as soon as irrigation has been started up.

Unfinished Business:

- Chimney Caps: Still need to be done and can address roofing areas with excessive moss. Once the weather is dryer, that can get scheduled. Looking at mid-April onwards.
- Unit 4 Chimney Stack – Has a few minor issues that need to be addressed.
- Reserve Study – Should be coming in soon.
- Decking at the clubhouse – Will be replaced in Spring/Summer.
- Moss Control: approved, awaiting irrigation turned on

- Fencing: bid approved, work should start soon.
- Siding on the backside of the clubhouse storage room needs repairing: We'll assess to see if can be fixed ourselves.
- Asphalt Repairs: Looking to get bids before the next meeting. Will need to look at the scope of work. Pacific Pavement Protection (P3) was the company we used last time.
- Security Gate: Still researching. Studies show that it helps with home burglaries, but other crimes aren't reduced necessarily.

New Business:

- Unit 23 vent wasn't connected. Dave reconnected the vent to the exhaust pipe and noticed some small leaks in the ceiling while doing the repair. It hasn't leaked inside the unit yet, but over time it could do some damage. We have 2 warranties: Atkins- Labor Warranty (out of business) and GAF- shingle warranty. Flashing may be the source of the leak. Noticed duct tape holding ceiling vents to exhaust pipe. This may be a more widespread issue.
- Decorative/Holiday Lights: Letters were sent out to a couple of homeowners regarding holiday lights. Lights were related to the Lunar New Year. One unit was requested to move solar lights to the inside of the front patio fence. Anything attached to the siding needs board approval. Letter will be sent to one unit that has lights attached with the caveat they could not do that if/when the siding is replaced.
- Dogs: Concerns around dogs off leash and people not picking up dog poop.

Meeting Adjourned at 8:00pm.