

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
April 8, 2024

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

Board Members and Apprentices absent:

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

March minutes to be reviewed at the next meeting

President's Report:

- A couple of units were sent letters regarding the use of extra parking without board approval.
- Unit 43's garage was accidentally damaged. The board is currently working with the insurance company on estimates and having the repairs made.
- The chain link fence between Indigo Springs and Meadowglen has been fixed and slatted.
- A branch hit the roof over unit 26 and damaged the roof. The outside of the roof has been repaired.
- Woodpeckers are damaging some buildings. Measures have been taken to fix the damage.
- New signage has been added to the property to remind residents to clean up after their pets.
- An update to the rules is upcoming to adjust language around holiday decorations and lights to be more inclusive of our neighbors.

Treasurer's Report:

- Cash Balance: \$ 87,293.90
- CAB Maintenance Reserves \$47,2070.91
- CDARS CD Exp 7/26/23: \$
- CDARS CD Exp 6/1/23: \$
- Accounts Receivable: \$ 3,216.66
- Total Expenses for the Month: \$38,587.76

Block Watch Report:

- The board received a complaint from a resident about children climbing trees, putting stuff in trees, breaking gardening items, and destroying resident-owned plants.
- There have been reports of vehicles loitering on the property that do not belong. They have been chased off the property where noticed.

- National Night Out is scheduled for August 6th.
- The blue house near the greenbelt has dump trucks coming and going at odd hours.

Landscape Report:

- Pressure washing will start on sidewalks soon (between 38 and 39) will use organic material safe for wetlands.
- Irrigation on west side of the driveway impacted by the sidewalk, and a list of repairs that will need to be done. There are leaks in the northern section.
- Dog waste is still an issue, particularly on the island (south section).
- Patches where it is all moss and no grass- next steps will need to be considered.
- Herbicides-ferns being cut and bush removed, however it was dead.
- Property line with the house on other side of green belt. Metal detector for surveyor markers. Consideration for future fencing.

Old Business:

- Dave should be starting on the roof caps and moss on roofs.
- Inspect other attics across the property to check that things are attached properly. Moved and seconded to approve \$350 (per building) to do the inspections.
- Reserve study - there were a few adjustments to line items that needed to be made. Will get an updated study with those fixes.
- Decking on clubhouse goal to be complete before National Night Out.
- Dryer vent cleaning – Schedule for Spring/Summer.
- Pressure washing will occur in the next few weeks.
- Clubhouse siding repair, The HOA has enough Hardie Board on hand to do the repairs.
- Asphalt repair s- one company came by and gave recommendations. The preliminary recommendation was the asphalt in the back needs replacing because it is cracking. The front of the property has potholes.
- Work in the attic space and roof of building 113331 should be completed.

New Business:

- New windows for Unit 69
- New front door for Unit 29
- Both items moved and seconded to approve.

Meeting adjourned at 8:03.