

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
May 13, 2024

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

Board Members and Apprentices absent: Ari Gemza

Also Present: Debi Alexander, Pam Wells, and Jim Kenney

The meeting was called to order at **6:32** PM by **Pat Wells**

Approval of March Minutes

Approval of April Minutes

Guest

- New fencing along the back property between Indigo has helped
- Some students hopped the fence today and walked through the neighborhood
- Concerns around children playing in the back of the property
 - Lack of supervision and worried about safety
 - Not sure who the kids and/or parents are
 - Noise levels and excessive duration
 - Need to determine where the children live so we can speak to the owners

President's Report:

- Parking - No significant changes.
 - Watching car parking in the green belt regularly and white van up in the front
 - Those spoken to earlier have either moved or started paying the fee
- Garage #43. Work order has been approved, so work to repair the garage should be starting soon.
- "Dog Poop" sign has been added to the island area.
 - Landscapers have issues working in that area because of dog poop
- Irrigation- sprinkler heads have been cleared
- Pressure washing of sidewalks has started.
- Noise complaints related to the adjacent property (Blue House).
 - -> 21003 116th Ave SE
- Unit #60 concerns
 - Paint peeling in some places, moss on sidewalks and roofs.
 - Roof and sidewalk moss is being addressed now
 - Paint is a more expensive fix, will need to look at new siding

- Change the June Meeting date/time. Pam & Pat will be out of town 6/8 ~ 6/19.
 - Monday, June 24th

Treasurer's Report:

- Cash Balance: \$ 78,870.52
- CAB Maintenance Reserves \$ 479,547.35
- CDARS CD Exp 7/26/23: \$ 103,974.55
- CDARS CD Exp 6/1/23: \$
- Accounts Receivable: \$ 4100.67

Block Watch Report:

- Thursday 5/9 at 10:35am. Two occupants were sleeping in a suspicious pick-up truck parked in stall 22. KPD non-emergency was called to address the situation. The responding officer informed me that the male occupant is a known transient to the Panther Lake area. The officer asked the occupants to leave after explaining that they were on private property without consent. The officer informed me that if the vehicle returns to call non-emergency to report it and they would come back to handle the situation.
- Thursday 5/9 around 1pm. A block watch member called the police on the neighboring property because of the noise levels impacting their unit that is not located near the property line. KPD was contacted at least 4 more times by multiple MGHOA residents. The neighboring property did not quiet down until almost midnight.
- Sunday 5/12. The neighboring property started gathering at 9pm. Their event went until at least midnight. Multiple MGHOA residents called KPD again due to the noise levels. It was much quieter Sunday night compared to Thursday. This event continued until approximately 1am.
- It was discovered that both events were religion-based. But it is not known if there will be future issues with the neighboring property. Per another Block Watch member's conversation with KPD, KPD is requesting Kent Code Enforcement inspect the property for possible violations.

Landscape Report:

- Henry's Landscaping started pressure washing the property on Saturday, May 11th. Upon their request door notices were posted on front doors Thursday and Friday before they started. On Saturday 5/11 Henry's Landscaping informed us that multiple residents had not removed items

near their front door. Or moved their vehicles that are right up against the sidewalks. Because of the non-compliance by residents the sidewalks and doorways will be patchy.

- Henry's Landscaping was planning on starting limbing up trees along the road high enough that the garbage, recycling and delivery trucks don't hit them.
- Multiple residents have inquired about whether the board is planning on having stalls re-stenciled as a large percentage of stall numbers are very difficult to see. A large portion of the stalls with stencil issues are in fact located in the north (front) section.

Unfinished Business:

- David's Roofing – Ongoing.
 - David Roofing has completed his work fixing the chimney caps.
 - David Roofing also plans to address the few roof areas with excessive moss build-up.
 - Address Unit #4's two chimney concerns.
- Inspection of attic spaces – Bid approved but needs to be scheduled.
- Power wash all sidewalks with moss buildup – Work started on Saturday (5/11).
- Replace decking at the clubhouse – Spring/Summer
 - We'll demo the deck and salvage what we can and then assess if we can also repair it ourselves. Consider going with composite decking materials for durability.
- Dryer Vent Cleaning – Spring/Summer
 - Debi will work to get bids.
- Fix siding on the backside of the clubhouse – by the end of May.
- Fix globe light on the greenbelt – Might need to replace the entire post. – Spring

New Business:

- Asphalt Repairs
 - Eagle and P3 have given estimates
 - Seal coat and fix is an option
 - the repairs necessary may be beyond just seal coat and that isn't the best use of money at this time
 - Drainage pipes are exposed in some areas, concrete may be a better option in these areas over asphalt

- 2009 was the last time the parking lot was seal coated and 2013 was the last time we stenciled and painted the curbs.
- Moved by Pat and 2nd by Catie to approve P3 for repairs. Motion passed.
 - Will get separate bid from P3 to stencil parking lot

Meeting adjourned at **7:57pm**.