

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
June 24, 2024

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

Also Present: Pam Wells

The meeting was called to order at **6:41** PM by **Pat Wells**

Approval of May Minutes

President Report:

- Parking
 - Unit #25 (O'Flynn) - Letter sent about using two visitor stalls daily.
 - Unit #76 (Pighin) - Requested the use of a visitor stall daily. They'll be submitting a form to Debbie soon.
- Unit #8 – Railing needs fixing.
- South Dumpster – A call has been made to Republic Services to replace the damaged dumpster.
- AAA Fire Inspection
 - Came out last week
 - Sending a report and proposal
 - 12 extinguishers need to be replaced or are missing
- 2nd globe light needs replacing.
 - In the back by stop sign

Treasurer Report:

- Cash Balance: \$99,816.27
- CAB Maintenance Reserves \$ 486,847.35
- CDARS CD Exp 8/7/24: \$ 28,033.84
- CDARS CD Exp 9/6/24: \$ 50,627.14
- CDARS CD Exp 6/1/24: \$25,313.57
- Accounts Receivable: \$2,211.75

Committee Report:

- Block Watch
 - Recent car prowls have been occurring between 5am and 9am.
 - National Night Out is scheduled for Tuesday, Aug 6th @ 6pm.
 - HOA will provide hot dogs and hamburgers, while residents will be encouraged to bring potluck items to share

- Landscaping
 - Some branches have snapped and are hanging
 - Romeo can trim trees/branches up to 12ft, but our delivery/garbage trucks are 16ft. May need to seek other options to avoid vehicles hitting low hanging branches.

Unfinished Business:

- Inspection of attic spaces – David is about halfway done with his inspections.
 - Suggestion to add additional ventilation
 - Some moisture has been found in some attics
 - Trying to get it finished before the summer heat
 - Fixing exhaust pipes as needed
- Replace decking at the clubhouse – Spring/Summer
 - Looking at it next weekend
 - Tearing it out and replacing (goal by Natl Night Out)
- Dryer Vent Cleaning – We have 3 bids.
 - Ventilation Power Cleaning Inc. - \$6,750 + tax
 - Hanson Chimney - \$3,432
 - SureVent - \$1,461
 - Concerns around this company
 - Motion to approve Hanson Chimney Bid. Motion passes.
- Siding fix at the clubhouse
 - Just need painting.
- Fix globe light on the greenbelt
 - Received some quotes to fix the light from Fuller Electric.
- Asphalt Repairs (P3)
 - An initial bid to fix problem areas has been approved. Work to start soon.
 - Received 2nd bid for restriping. Includes pressure washing and painting.
 - Motion to approve the P3 Striping Bid. Motion passes.

New Business

- Unit #43 - New garage door needs to be painted to match.

Executive Session

Meeting adjourned at **7:30**.