

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
July 8th, 2024

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

Also Present: Pam Wells and Debi Alexander

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

Approval of June Minutes

President Report

- Replace decking at the clubhouse – New composite decking has been installed.
- Siding repairs on the clubhouse has been painted – Project completed
- Garage #41 – contractors will be back out soon to paint the garage to match.
- The Broken Dumpster has been taken care of.
- AAA Fire Inspection?
 - Still waiting for a report and potential costs
 - Debi will reach out to AAA
- Unit #51 request for work on front and back patios.
- Unit #75 doing work on back patio and up embankment
 - Concerns around it spilling beyond the back patio
 - Digging trenches and piles of gravel in parking area
 - Unsure what plans or timelines are in place
 - These are improvements to pre-existing features
 - Debi will send a letter to homeowner to get some information

Treasurer Report

- Cash Balance: \$105,209.53
- CAB Maintenance Reserves \$ 494,514.35
- CDARS CD Exp 8/7/24: \$28,389.35
- CDARS CD Exp 9/6/24: \$51,269.18
- CDARS CD Exp 6/1/24: \$25,634.59
- Accounts Receivable: \$3,187.80
- Total Expenses for the Month: \$28,509.33

Committee Report

- Block Watch
 - Friday Unit #40 reported truck prowling garages, confirmed by videos and posted warning on Facebook
 - Could have been reconnaissance to come back later
 - A garage did have the release tampered with
 - Recovered stolen vehicle in stall 55 that was left
 - National Night Out flyers are ready to print and be passed out
 - Need help going door to door with flyers by July 19 or 20

- Landscaping
 - P3 has started the parking lot repairs- cutting in areas that are being repaired and blocked with cones
 - With heat in the summer, if over 100 degrees, will not run a crew
 - Irrigation has been turned off by HOA while asphalt work being done
 - Unit #5 concerns with bldg. 2 not having bushes trimmed along the sidewalks
 - lollipop lights staying on
 - Fuller Electric will come out to fix the light on the green belt
 - will also fix the light sensors for the lights that are staying on on July 23.
 - Railings and poles in front of Unit #7 and #8

Unfinished Business

- Inspection of attic spaces – David is about halfway done with his inspections.
 - Suggestion to add additional ventilation
 - Will resume once the weather cools off
- Dryer Vent Cleaning - Hanson Chimney will be on the property July 13th.
- Siding fix at the clubhouse
 - Just need painting.
- Fix globe light on the greenbelt
 - Fuller Electric will be back on July 23rd to fix the globe light on the greenbelt and several photocells.
- Asphalt Repairs (P3)
 - Asphalt repairs should be starting July 8th (Monday)
 - They will also be pressure washing this week and plan to stencil the parking lot on July 12th.
 - Will come out the following week to paint the fire lane curbs
- Railings in front of Unit #7 and #8 need replacing.

- 2nd globe light needs replacing.

New Business

- Small portable air conditioner for club house for use during National Night Out and other homeowner events
- Motion to approve purchasing an air conditioner by Catie. 2nd by Layla. Motion carries
- Picnic Table for deck at the clubhouse of park quality
 - HD Supply has them in stock and can deliver.
 - Motion to purchase table by Pat. 2nd by Catie. Motion carries.

Executive Session

Meeting adjourned at **7:31**.