

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
August 19th, 2024

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

The meeting was called to order at **6:39 PM** by **Pat Wells**

Approval of July Minutes

President Report

- **Parking**
 - Unit #76 – Work van parked in gravel area.
 - Unit #25 – Black Honda Civic (inoperable).
 - Unknown black car parked up front by clubhouse, working to identify who it belongs to
- Fix globe light on the greenbelt – Project Completed.
- Asphalt Repairs (P3) – Project Completed.
- Railings in front of Unit #7 and #8 need replacing. – Project Completed
- 2nd globe light needs replacing. – Project Completed
- Unit #43 – Has extensive trim damage around one of their windows.
- AAA Fire Inspection?
 - No follow up required, no additional work needing to be done

Treasurer Report

- Cash Balance: \$85,247.89
- CAB Maintenance Reserves \$502,077.48
- CDARS CD Exp 8/7/24: \$28,389.35
- CDARS CD Exp 9/6/24: \$51,269.18
- CDARS CD Exp 6/6/24: \$25,634.59
- Accounts Receivable: \$2,782.83
- Total Expenses for the Month: \$58,808.10

Committee Report

- Block Watch
 - National Night Out
 - Lots of people from the neighborhood came out.
 - Kent Fire and Police came by.
 - Unit #72 – Someone punctured her gas tank

- Unit #23 - Group of older teens on playground drinking and littering, got confrontational when asked to leave
- Landscaping
 - Alert - Tree down! In front of Unit #55. Romeo was working on removing it today during regular workday.

Unfinished Business

- Inspection of attic spaces – David is about halfway done with his inspections.
 - Suggestion to add additional ventilation.
- Dryer Vent Cleaning – Dryer Vent Solutions came out and did some work, but with their equipment they can't complete the work, so referred an HVAC company instead.
 - Bid from Ventflow for \$5070 can complete work in 3 days.
 - Additional bid(s) to come
- Garage #41 needs to be painted and some inside work is needed

New Business

- Trim on Unit #43 needs repair
- Issues with cardboard boxes not being broken down before being put in recycling dumpster

Executive Session

Meeting adjourned at **7:26**.