

MEADOWGLEN TOWNHOMES HOA
MEETING MINUTES
September 9th, 2024

Board Members and Apprentices present: Pat Wells, Rita Klassen, and Ari Gemza. Debi Alexander from Bell Anderson is present.

The meeting was called to order at **6:40 PM** by **Pat Wells**

Approval of August Minutes

President Report

- **Parking**
 - Unit #25 – Black Honda Civic (inoperable). Letter sent on Aug 20, 2024. Second letter will be sent Sept 20, 2024 if no response.
 - Unknown black car parking up front by the clubhouse was not a Meadowglen resident. Vehicle was ticketed as a warning and then towed when parked on property again. Has not been seen since.
- AAA Fire Inspection – work completed.
 - Fire extinguishers replaced.
- Recycle bin usage has seemed to improve since the last notice was sent.
- Unit #50 – The back deck is beginning to rot in some places. Debi will be sending a letter to notify the owners.
- Exploring electricity usage in different areas of the complex.
- The trim on Unit #43 window has been replaced. Just needs a few finishing touches!

Treasurer Report

- Cash Balance: \$83,614.69
- CAB Maintenance Reserves \$509,679.42
- CDARS CD Exp 8/7/24: \$28,506.25
- CDARS CD Exp 9/6/24: \$51,269.18
- CDARS CD Exp 12/6/24: \$25,634.59
- Accounts Receivable: \$2,925.95
- Total Expenses for the Month: \$45,246.91

Committee Report

- Block Watch
 - Black Kia dumping trash in our dumpster.
 - Car has a temp plate and is coming from off the property.
 - Dumping very little trash but will continue to monitor.

- Landscaping
 - Tree trimming needed. Pat and Romeo will work to complete this.

Unfinished Business

- Inspection of attic spaces – David is about halfway done with his inspections.
 - Suggestion to add additional ventilation.
 - Debi reaching out to touch base now that the weather is cooling down.
- 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 \$5,070 can complete work in 3 days.
 - Additional bid(s) received. Vent Flow Dryer Vent Cleaning - \$65 per unit (\$5,070), Capitol Local Services - \$79 per unit (\$6,790), Seattle Dryer Vent cleaning - \$99 per unit (\$8,500). Ventflow is currently the cheapest bid.
 - Approved Ventflow's bid for dryer vent cleaning. Project will be scheduled.

New Business

- Light next to garage #8 needs replacing. Should be complete soon.
- Unit #76's porch roof is unlevel – slightly slanted. Need to evaluate the effects it would have on siding if replaced.
- Ants! Depending on severity, pest control will be contacted.

Executive Session

Meeting adjourned at **7:30**.