

MEADOWGLEN TOWNHOMES HOA  
MEETING MINUTES  
October 15<sup>th</sup>, 2024

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

The meeting was called to order at **6:33 PM** by **Pat Wells**

### **Approval of September Minutes**

#### **President Report**

- Parking
  - Unit #25 – Black Honda Civic (inoperable) – A final letter + fine was sent.
  - 2 owners have EV vehicles on the property. Charging in garages and increases in electricity use. Concerns with costs now and potential future problems with circuits keeping up with the increase in EV vehicles.
- Unit #56 – Doesn't appear they made any effort to clean or throw away any trash on their front patio. A second letter + fine will be sent.
- Unit #76 -- Wasps made a nest inside the wall and were coming into the home. AAA Pest Control came out to address the problem.
- Unit #50 – Letter was sent regarding the rotted deck on the back patio. No response.
- Unit #6 – Water Heater failure. Advised to use personal insurance first and then the HOA insurance if repairs go beyond the threshold of \$25,000.
- Unit #77 – Railing in front of Unit #77 has been fixed.
- Unit #54 – Complaint regarding unsupervised children on the property. Potential solutions are to email families reminding them to be respectful of cars and property and/or install an additional camera to monitor the area.

#### **Treasurer Report**

- Cash Balance: \$73,551.10
- CAB Maintenance Reserves: \$517,274.27
- CDARS CD Exp 2/7/25: \$ 28,749.37
- CDARS CD Exp 6/6/25: \$51,919.35
- CDARS CD Exp 12/6/24: \$25,959.67
- Accounts Receivable: \$4,124.96

#### **Committee Report**

- Block Watch
  - 9/30 A woman was spotted prowling the property. Stole a bike.
  - 10/1 A male was spotted prowling the property. Stole a bike.
- Landscaping

- Dealing with the leaves, will be starting to pile them up and take them off throughout the season.
- Areas with excessive dog feces will not be serviced. The island in the back is a bigger concern. The landscaping crew will skip the area as long as pet waste continues to be present.

### **Unfinished Business**

- Inspection of attic spaces – David is about halfway done with his inspections.
  - Everyone should have received images of the attic spaces done thus far
  - David will start inspecting the remaining building soon.
  - Suggestion to add additional ventilation.
- Dryer Vent Cleaning – Starting Oct 15<sup>th</sup>.
  - There are different types of piping that vary unit to unit.
  - Moving forward, will shift responsibility to homeowners. Will need to encourage homeowners to do this. HOA could try to get group pricing to incentivize getting the cleanings done regularly.

### **New Business**

- CTA Transparency Act Compliance
  - Board members will need to comply by the end of this year. Follow-up around process and notifying all homeowners will need to be discussed in the November meeting.
- 2025 Budget
  - Increased utility costs in the last 2 years, specifically electricity, water and garbage service. Increased insurance premiums.
  - HOA dues need to increase to reflect growing costs.
  - 5% increase for 2025-2026.

### **Executive Session**

Meeting adjourned at **7:58**.