

The Meadows HOA Board Meeting
1/10/23 7:00PM

In attendance: David, Sharon, Kayla, Tim, Jon, Dierdra, Aaron

Called to Order: 7:02PM Dee; David 2nd

- Aaron Updates:
 - Matthew Eddy Contract
 - Comes in for routine maintenance (filters, flows etc). Matt is wondering if we still need him. (\$50/hr)- \$100-\$360 per quarter generally - some bills were more due to parts cost. Those in attendance agree we do not need Matt's services for the foreseeable future
 - Appalachian-awaiting an estimate; Aaron feels this company is more knowledgeable than Rexroad (\$27k upstairs unit/two twins in attic, lenox brand)
 - Fix pond will be \$85k.
 - Still awaiting survey/diagnostics to explain what is wrong with it (who is at fault) Hopefully have survey mid February
 - Amount of water could hold prior to hood
 - How much it can hold now
 - What it will take to fix it
 - Estimate
 - Jon & Aaron went around development looking at drainage issues. Jon is recommending we have someone come in and assess the situation and tell us what is wrong and what can be done to remedy the issues permanently. Possibly a 2-3 year project. Aaron spent some time with Josh & Chris and showed them the issues within the development. It will take 2-3 days to do survey- \$7k if 3 days & \$5k if 2 days
 - Don (Meadow Ponds)- Wants to know if they can replace their white vinyl fence with something else due to the wind blowing it down constantly. Aaron let him know he will bring the question to the board and get back to him
 - Sarah (Oakmont Ct) very upset about drainage issues
 - Hillside behind Tee & upper MP along with ponds- Do we own?- If it isn't currently, it will be once A&A hands it over. Have Ben reach out to Carl C to ask A&A to give us the deed to these areas or give us information regarding this. Aaron will be working on these areas in the spring (cleaning/mowing etc)
 - Pavilion is built, need to finish up a few things. Gravel has been delivered. Concrete will be about \$180/yard, Aaron is estimating 9-10 yards of concrete will be needed. Aaron will do the concrete when the weather warms up.
- Building Committee updates (Jon)
 - Fencing- all in attendance agree to the following:
 - Townhouses can have 4ft high fence
 - Going forward we will go by what the covenants states (no wooden)

- Golf course is irrelevant regarding fencing
- Financial Report (Sharon)
 - Operating Acct - \$68,502.98
 - Road Maintenance - \$171,325.56
 - Infrastructure - \$59,407.28
 - Loan Balance - \$207,043.03
 - Year end financials - See attached
 - Vote on Sharon's proposal - All in favor
- REMINDER:
 - Spring Meeting- Sunday May 7th 5:30 (Dee)
- Event Deposit from 12/11 (Dee)
 - Keep or No
 - All agree not to keep deposit
- Poop on Tee Dr. (Dee)
 - Will send a letter to each home on Tee Dr.
- Officer Terms (Jon) - 6 years/Gauging interest for Officer/board member spots (Jon)
 - 5 board member spots open
 - We could consider 2 people for 1 year, 2 people for 3 years to get spots staggered
 - Hood wide mailing include questions
- Questions/Suggestions from Lindsay
 - On 2nd sheet

Action Items:

- Dee:
 - Send letter to each home on Tee Dr. about Dogs
 - Send letter to development to gauge interest for board/officer positions for the spring meeting.
- Ben:
 - Call Carl C. to see if it is possible for him to contact A&A or their lawyer Steve Prunty regarding if there is a deed for the land we will own behind Tee Dr. and behind MP including the ponds or what the process will be.

Next Meeting: February 7th 7PM

Motioned to Close: Dierdra 8:45PM Kayla 2nd