

## The Meadows HOA Annual Meeting

10/3/24 6PM

Board Members in attendance: Dierdra Hunter, Lauren Thomas, Rick King, Jon Lacey, Brittany Adams, Sharon Mersing

Motion to Start: Jon Lacey, Lauren Thomas 2nd 6:00 PM

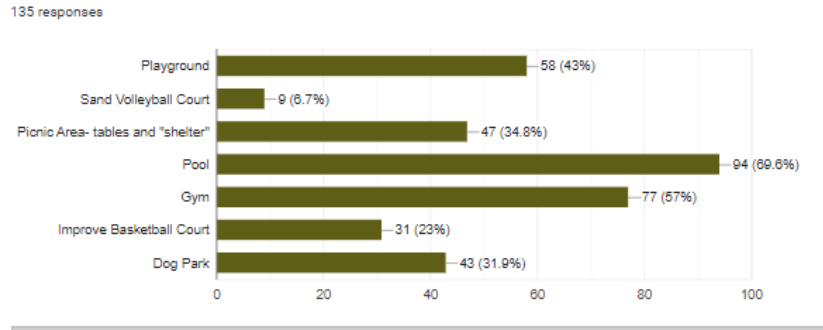
### Old Business

- Maintenance Updates
  - Pavilion is done- grill/trash cans & bike racks all to be installed soon
  - Next on to do list- school bus shelter will be built soon near stop sign in clubhouse parking lot
  - New light posts have been installed on Eagle and in front of clubhouse
  - Drop box for dues box now has a roof over it to help prevent rain getting in the box and soaking the checks left inside
  - Cut down trees/limbs over parking lot, on Par lane and around Eagle Dr sign
  - Gearing up for snow removal season
  - Patching to be done for some of the potholes throughout the neighborhood roads
- Proposed Budget/Financial Report
  - Proposed Budget (posted on website)
  - Financial Report
    - Operating Acct - \$ 53,967.21
    - Road Maintenance - \$ 27,889.89
    - Infrastructure - \$ 70,235.65
    - Loan Balance -\$ 186,020.16
    - CD Details
      - 150k was taken out of our road maintenance account and put into a cd.
      - 5.13% interest for 11 months
      - \$1902.24 earned so far
  - 2.5% increase for dues for 2024- \$711.12 year/\$59.26 month
  - Budget will pass due to not having a quorum
- Back to School Bash
  - Estimated 30 in attendance
  - Will scale back in 2024 so we are more fiscally responsible
- Only Fall budget meeting going forward (no spring meeting)
  - Due to low attendance at meetings/covenants state only required to have one per year
- Clubhouse Reservations
  - Ensure all doors/windows are locked prior to leaving/marking check sheet- a lot of issues with this as of late

## New Business

- Maintenance Updates
  - Repeated maintenance
    - Building Checks Weekly
    - Drainage Checks
    - Trash in the Neighborhood
    - Check/replace dog poop dispensers
    - Check/replace light bulbs
    - Spray ditches and landscaping
    - Replace air filters
    - Building Approvers
    - Overall maintenance - smoke detectors, fixed roof, Replace doors, Fixed urinal, fix sinks, wind damage
    - Pest control
    - Maintenance of equipment
  - After the storm in May there was a lot of clean up and some damage. Both metal doors were blown out/off of the maintenance building (these have now been replaced). Lost a picnic table from the pavilion. Trees cleaned up throughout neighborhood. Clubhouse had fascia blown off, which has also been fixed.
  - Maintenance completed this year (not limited to):
    - Bike racks assembled
    - Benches assembled
    - Holes on Par Lane repaired
    - All gym equipment assembled
    - Landscaped both entrances
    - Bus stop shelter
    - Pressure washed clubhouse
    - Fixed multiple drainage issues throughout neighborhood (Oakmont/Double Eagle/Watson/Meadow Ponds)
    - Removed limbs hanging over parking lot
    - Hand railing fixed on deck of clubhouse
  - Maintenance to come:
    - Indoor work (Clubhouse)
      - Painting
      - Replace doors
    - Two ditches before winter on Birdie and Par
- One board member seat open
  - Will communicate this out to neighborhood (Mailing & socials) - If you are interested please email HOA.
- New amenities/additions in 2024
  - School bus shelter
  - Gym in lower level of clubhouse
    - Geokey form below for 24/7 access
    - Lapsed dues (4 Months) - Access to clubhouse, including gym will be revoked until all past dues are paid in full

- Current total GeoKey Users- 136
  - Roads Paved
    - Birdie Ct & Speed Humps will be done in October
- Possible amenities/additions for 2025:
  - Basketball Court resurfacing/Pickleball Court
  - Dog Park
  - New street signs throughout neighborhood
  - **Please reach out to the board with any recommendations**
    - Amenity survey (Fall 2022)

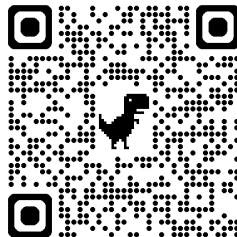


- Community Events (Brittany)
  - Trick or Treat 10/31/24 6-8PM
  - Breakfast with Santa 12/8/24 10-12AM
    - **RSVP by 11/22/24 - themeadowswvhoa@outlook.com**
  - Neighborhood Yardsale - 6/14/25
  - Back to School Bash - 8/25/24
    - Ax throwing
    - Archery Dodgeball
    - 2 Bounce Houses
    - Face Painting
- Small business list (Lauren)
  - Flyer has been posted on NextDoor and Facebook
    - Current list has been posted on website.
    - If you have a small business please submit your business so we can post it. Form can be located on our website and Facebook page.
- Budget/Finance review (See current & proposed budget- Changes can be determined with red asterisk)
  - Lowered mailings/publications/website line item
    - Lowered by \$2500
  - Legal Fees line item
    - Increased by \$1000
  - Tax filing line item increased
    - Increased by \$100
  - Semi annual mtgs/picnic increased
    - Increased by \$500
  - Office supplies line item

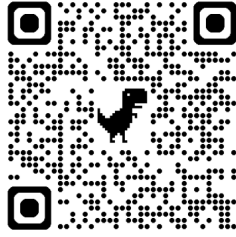
- Increased by \$50
  - Utilities line item decreased
    - Decreased by \$1100
  - Cleaning line item
    - Increased by \$400
- Modification to budget: Increased insurance cost estimate was obtained after budget was finalized/sent out. \$1500 taken from Tools/Equipment line item and moved to Insurance line item making it \$7100
- Dues will be increasing the minimum of 2.5% making yearly total \$728.90 (\$60.74)
- Budget automatically passes due to not having a quorum.
- Finance
  - Operating Acct - \$70,461.89
  - Road Maintenance - \$10,313.71
  - Infrastructure - \$58,286.02
  - Loan Balance -\$139,353.11
  - CD- \$159,702.85 (Matures 12/31/24) \$9702.85 gain
- Clubhouse payments
  - Current monthly payment \$3360.44
  - Increasing monthly payments in 2025 to \$4000
  - The increase will allow us to pay \$7674.72 extra per year

### **How to contact the HOA Board & Form for Gym Access**

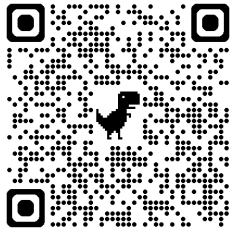
- Email - [themeadowswvhoa@outlook.com](mailto:themeadowswvhoa@outlook.com)
- Facebook - <https://www.facebook.com/profile.php?id=61557534960886>



- Website- <https://themeadowshoawv.wixsite.com/the-meadows-hoa>



- Goekey Form - <https://forms.gle/PmfsTkBbZqB78X5bA>



Motion to close: Jon Lacey, Lauren Thomas 6:29PM