

The Meadows HOA Board Meeting
5/14/26 6:00PM

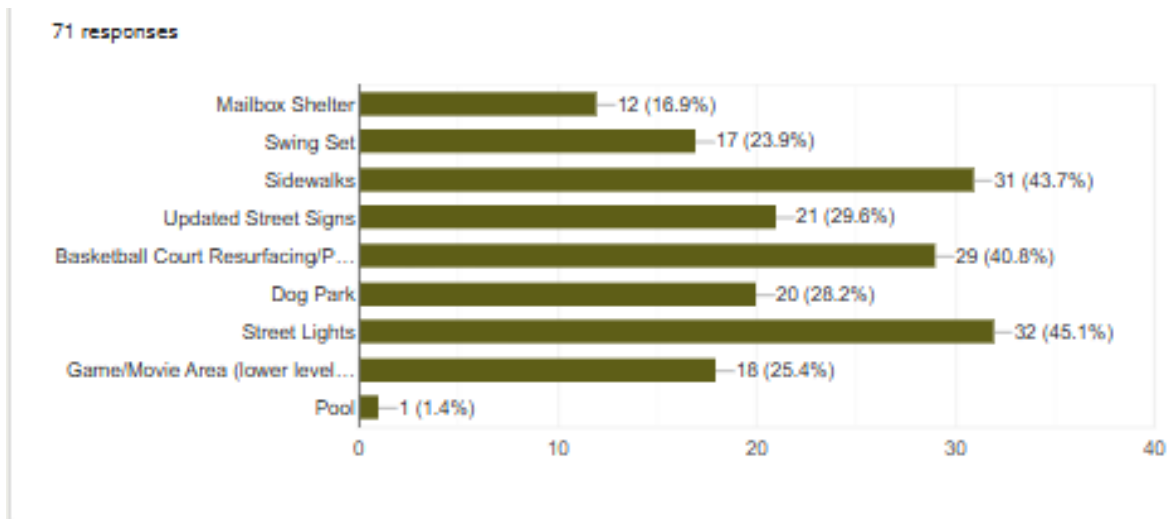
In attendance: Rick King, Jon Lacey, Sharon Mersing, Brittany Adams, Corey Rexroad, Dierdra Hunter, Aaron Miranov

Motion to Start: Jon Lacey, Brittany Adams 2nd -6:00PM

- Maintenance Updates:
 - Resurfacing Basketball Court
 - Middle of June as we need a week of nice weather
 - Will need to power wash prior
 - Lamp Post Update
 - Need a small fixture replaced. Bulb & globe are not damaged. Rick will look into replacing the bulb. Will charge home who caused damaged
 - Thermostat downstairs
 - Aaron will purchase new thermostat and replace it
 - Signs at park need hung up
 - Repainting speed bumps with reflective paint
 - Tree on Eagle Dr entrance- recommends cutting it down - Jon will drive by to look at it
 - Still working to get the outside of clubhouse painting done
 - Seal/weather striping on the main door upstairs needs to be replaced. Aaron states doors upstairs need to be replaced this year. Frames are rotted. Aaron to get estimates for doors/installation
 - Water run off continues to get worse at entrance - (updated pond survey)
 - Cracks starting to develop in roads throughout - options to repair/conserv. Aaron recommends sealer in these areas \$300-\$500- Aaron will get sealer for immediate fix and we will get estimates
 - Yard Sale sign- Will put up Sunday
- Finance
 - Operating Acct - \$ 70,311.38
 - Road Maintenance - \$ 11,119.25
 - Infrastructure - \$ 53,603.60
 - Loan Balance - \$ 75,552.96
 - Credit with Lawyer- \$ 9,585.95
- Online dues payment option
 - Hold up is PCI compliance form- We will never qualify to be PCI compliant

- Cancel Clover& look into other options - Sharon will cancel
- Letter from Lawyer
 - Engagement letter received. He will be contacting the attorneys for Stone Paving.
 - Wondering if we have looked into getting an updated pond survey
 - Will need to get estimates for new survey
- Emails
 - Email from A&A regarding geophysical seismic survey
 - Using downstairs for gathering- OK per board as long as they have Geokey access (first come/first serve basis)
 - Geokey access questions
 - Realtor reached out regarding policy for replacing roof/deck/siding
 - In home daycare
- Yardsale
 - Social reminder posts have been done- Will post again
 - Roland's coffee truck
 - Morgantown food truck site (coffee/ 2 foods)
- Clubhouse Clean Out
 - June 10th & 11th
- Purchasing A&A Lots
 - Will hold for now
- Newsletter
 - Amenities survey
 - Yardsale
 - Resurfacing courts in june
 - Spring time reminders
 - Welcome Corey/Goodbye Brittany
 - Geokey
- Amenities Survey
 - 2024 Survey (results below)
 - 2026 - Post new survey
 - Mailbox shelter
 - Sidewalks
 - Dog park
 - Games/movie area

- Pool
- Free library
- Other



Action Items:

- Follow up with previous company who did pond survey for an updated estimate (Jon/Rick)
- Estimates for sealing areas on roads

Next Meetings: 6/23/26, 7/21/26, 8/20/26 - 6:00PM

Motion to Close: Dierdra Hunter, Brittany Adams 2nd- 7:16PM