

The Meadows HOA Board Meeting
7/21/26 6:00PM

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

Motion to Start: 5:57 PM Dierdra Hunter, Laruen Thomas 2nd

- Meeting with Homeowner; George McClain- IT assistance
 - Presented a demo for secure website with a member portal for folks to log in for paying online/voting
 - Offering discount on website services
 - \$1500 for website- initial build of website does not include items added after initial build
 - Retainer fee \$900 annually
 - Bi weekly audits
 - Fixing anything that breaks
 - Additional fees may apply based on requests in addition to the retainer fee
- Maintenance Updates
 - Library box is done and installed- beside bus stop shelter
 - Aaron suggests redoing/updating food blessing box (Oct-Nov)
 - Cracks will be sealed over the next couple of week
 - Purchased a couple gallons
 - Brush on Par Ln behind parking area will be cleaned up soon
 - Weeds taken care of throughout neighborhood

- Aaron asks if we can purchase a load of gravel for the maintenance building and possibly some of the dirt side of the maintenance building in the fall.
- Waiting to hear back to schedule updated pond survey- Aaron let him know we would like to have this done- Aaron will pass Jon/Ricks contact information to New River Engineering (Josh)
- Finance
 - Operating Acct - \$ 59,434.42
 - Road Maintenance - \$ 15,593.67
 - Infrastructure - \$ 57,809.61
 - Loan Balance - \$ 68,321.48
 - Annuity - \$177,778.38
- Amenities Survey
 - Resurfacing Basketball court- In progress
 - Free Library- Place by bus stop
 - Completed
 - Lauren asks to purchase children's books for the initial stocking of library and some decals
 - \$150
 - Add post on socials
 - Get estimates for covering mailboxes
 - Look into large smart tv for down-Jon can look at options (sizing)/pricing
 - Look into gaming system
 - Nex Playground
 - Playground expansion 2-3 year plan
- NextDoor Posts
 - HOA Covenants:

- Fully Searchable PDF or text based HTML site for these things
 - Need OCR (Optical Character Recognition) to make this happen which would allow for better search-ability to easily answer questions with actual references to the source
 - Corey has the ability to make the covenants into a searchable file.
- Ding Dong Ditch
- Plastic Bubble on top of the playground
 - Aaron looking into
- Green Space
- 100% vote concern regarding updating covenants
- Emails
 - Parking on Tee Dr
 - Letters to every home on Tee Dr- stating that previous letters have gone out and if street parking continues we will begin towing will happen at owners expense
 - Mikes Towing- Jon will reach out to mike to give him board names who will call for towing
 - Watson Dr- Contractor will be starting repairs next week
 - Water overflow onto Rt 7 concern
 - This email was forwarded to our lawyer
 - Building approval question
 - Stairs on deck
 - Resales forwarded to Sharon
 - Peloton bike suggestion for gym

- Gym needed cleaning supplies
- Building Approvals
 - Landscaping
 - Oakmont Ct- fence June 21st
- Set Annual Fall meeting date - Oct 13th

Next Meetings: 8/20/26, 9/1/26 - 6:00PM

Action Items:

- Sharon - Create invoice for broken lamp post
- Dee- pool estimates

Motion to Close: 8:26PM- Sharon Mersing, Dierdra Hunter
2nd