

The Meadows HOA Fall Budget Meeting

10/17/23 6PM

Board members present: Dierdra, Sharon, Lauren, Rick, Jon, Ben

Motion to start: Jon 6:01PM- Dierdra 2nd

Old Business

- Donating to New Hill park (if you use & would like to donate)
 - Kathy Tennant to speak from New Hill Park
 - Address to send donations to:
New Hill Community Park
24 Basswood St
Maidsville WV 26541
- Maintenance Updates
 - Pond Survey
 - During their construction the new development tapped into our pond for drainage which has harmed our pond (beside clubhouse). The survey has been completed and has been sent to our legal council for review and recommendations for next steps to be taken. The survey will tell us what needs to be done to remediate the issues.
 - A/C Units Installed
 - Last summer the A/C units were not keeping up and it stayed hot upstairs. New A/C units have been installed by Appalachian Air
 - Aaron will continue working on drainage/ditch issues throughout the neighborhood
- Vote for board members - 5 spots up for election (will have 1 vacancy) We will need to collect 20% of the units need to vote for board members. *President & Treasurer are due for reappointment- Sitting board will vote to appoint these officers. Vote to take place at the first board meeting after the spring meeting. We will need 50% of the board present to vote. Results will be communicated out afterwards.* - If no quorum a survey will be published electronically and lastly door to door if needed.
 - Current members wishing to rerun
 - Tim Sleeth
 - Ben Ellis
 - David Mittelmeier
 - Jon Lacey
 - Vacancy
 - New neighbors wishing to run
 - Debi Lewis

- I am a West Virginia native and WVU alumni who has lived in Mon County since 1995. I moved to the Meadows in December 2021. I am a freelance graphic designer by trade, and I work from home. I also occasionally provide infant care. I responded to the notice that board members were needed because I want to help the development be as nice as it can be.

■ Rick King

- I have been a part of the Meadows community since 2018 and live on Meadow Ponds Ln with my wife and 3 kids. I am a certified public accountant and have worked in this industry for about 25 years. I am currently the director of accounting for WVU Hospitals and UHA. Over my career I have worked in a variety of different industries and have worked in both private and public accounting. I spent about 5 years working for a non-profit managing their accounting and preparing their non-profit tax return. While on the board I would like to enhance the financial reporting provided to the homeowners and help provide more visibility into the finances of the HOA. I am confident that my accounting and tax experience would be an asset to the Meadows HOA and I look forward to working with the current board members and assisting wherever needed.

■ Brittany Adams

- I am a teacher in Mon County and have lived in The Meadows with my family for 5 years. I am an active citizen in Morgantown. I would like to be on the board to help support our neighborhood and help bring improvements to the area.

- Legal Updates

- Pond

- New Development has created some environmental issues with our pond beside the clubhouse. We have taken this to our legal council. A survey has been completed to evaluate the damage which has been done and the remediation steps that need to be taken. We do expect Stone Paving to correct these issues, or supply the funds for us to have this fixed. Ben feels, through conversations with our lawyer, that by the end of 2023 we should have a solid plan.

- Roads

- A&A is not supposed to pave all of the roads until 100% of the lots are sold. There are around 5 plots that are probably unbuildable, but it would be required to be sold in order for the roads to have to be paved by A&A. We have been in touch with our legal council which has been very helpful. He feels we do have a solid case since these plots are uninhabitable, so we have sent a letter to A&A stating that we believe these plots are uninhabitable. If this fails we

will then seek litigation. There should be a joint effort between us and the new development to maintain the portion of shared roads. There was supposed to be an agreement in place prior to them developing this joint entryway/shared pavement spaces, but this was not completed. Our legal council states they are at the mercy of us to negotiate those costs.

- Food trucks
 - Reach out to Jon Lacey wvuminer1983@yahoo.com if you want a certain food truck to come out. Jon is the designated person on the board who handles the scheduling.
 - Food truck during June yard sale
 - Cheese Louise
 - Wood Smoking BBQ
 - T&L
 - Rolling with Mama D
 - Della Mobile Food Service (Breakfast)
- Dan Ryan sign at main entrance: The sign was placed on our property without our permission. The board gave them an option to lease the space or to remove the sign. We are about to finalize an agreement. We decided upon Dan Ryan paying us \$5000/year for the sign to be there at front entrance. This year will be prorated for 9 months. Their initial offer was a \$1000 one time payment to which we negotiated to \$5k per year, they estimate the sign will be there for 4-5 years.

New Business

- Maintenance Updates (Aaron)
 - 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. The board is trying to come up with ideas to build up road maintenance account
 - 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
- Board Member Vacancy
 - Tim Sleeth is moving. The board will be working to get this spot filled soon.

Questions asked by homeowners:

Robert Coen Double Eagle- Concern with A&A vacant lots due to grass/weeds being very high- Dierdra will email A&A to have these cut again.

Motioned to end meeting: Lauren 6:26Pm- Sharon 2nd