

The Meadows HOA Board Meeting
11/14/23 6:00PM

In attendance: Lauren, Dierdra, Sharon, Ben, Jon, Brittany, Rick

Called to Order: Sharon, Ben 2nd 5:53PM

- Maintenance update/List
 - Lumber purchased for school bus shelter, waiting on price for trusses (roof), if they are too much, he will build them himself.
 - Hoping to get posts/4 corners set tomorrow (this week)
 - Reviewed contract with Aaron- His contract expires at end of 2023. All board members present approve renew for two years. Aaron will print a new contract to have us review/sign.
 - Rear door on maintenance building is bent from the truck from salt delivery; Aaron will fix door.
 - Dug down where water faucet comes up in maintenance building and is going to add freeze protection under ground for the winter.
 - Sharon ordered new garbage cans for pavilion due to the first shipment being damaged.
 - Christmas decorations @ clubhouse/entrances- A lot of our current lights are burnt out. Will need to purchase new lights. Will not decorate the front of the clubhouse this year. Ben motioned to allot \$500 for Aaron to purchase lights/decor for entrances, Lauren 2nd, all approve.
- Finance (Sharon)
 - Operating Acct - \$43,856.38
 - Road Maintenance - \$27,944.11
 - Infrastructure - \$70,233.63
 - Loan Balance - \$183,644.85
- Letter from MUB- Annual back flow prevention due. Letter states it needs to be done by 12/15/23 Sharon called MUB; they will do it 11/21/23.
- Matt H on Watson Dr emailed asking about the donation to sheriff/fire dept. Sharon replied back stating that we will review this at the end of the year and if the funds allow we will donate.
- Trivia night (Jon)
 - Look into hosting a trivia night; Lauren/Dee will plan for Dec in Wed.
- Drainage updates
 - Nothing has come through from Josh.
 - Aaron will follow up with Josh
- A&A Conversation (Ben)
 - Ben Stone Pavingoke to Stone Paving quote- 61k for improving the current state of the under layer & 285k to top coat the entire neighborhood that doesn't already have a top coat. Season is past now, this will be done in 2024. A&A is trying to make this happen before 2023 if over. A&A wants to write us a check, and then we pay Stone Paving. Ben let Roger know that we will only take a check from them if our quote is actually locked in.

- Jon asks if we should try to get other quotes for the roads; Chris has told stone paving that we will use them if they fix the pond. Ben states Stone Paving said they made some changes to the pond regarding where the drain faces. Next steps would be to let Stone Paving know we are good to move forward with paving as long as the pond is taken care of (in signed agreement)
- Board members agree we should get other quotes. Jon recommends adding speed bumps at the time of paving.
- Open lots in neighborhood that A&A owns; they are trying to get rid of them. They are selling these off currently. Ben will reach out to Roger to get pricing on lots left in neighborhood for possibility of HOA buying.
- GeoKey
 - Was delivered to Dan Ryan in Meadow Ponds. Ben will go there tomorrow to inquire to see if they have it. Will need emails & names for homeowners to gain their access via GeoKey. Will send out a mailing to gather emails.
- Board discussed David Mittelmeier's request to purchase land HOA owns.
 - Ben motions to make offer to David of \$5k, Lauren 2nd – All in favor.
 - Jon will contact David.
- Officer removal discussion
 - Concerns regarding HOA President, Chris Wade were discussed (see letter).
 - Official vote was held to remove HOA President, Chris Wade.
 - All board members vote in favor of removing Chris Wade as acting HOA President.
 - Lauren Thomas- Votes in favor of removing Chris Wade
 - Dierdra Hunter- Votes in favor of removing Chris Wade
 - Sharon Mersing- Votes in favor of removing Chris Wade
 - Ben Ellis- Votes in favor of removing Chris Wade
 - Jon Lacey- Votes in favor of removing Chris Wade
 - Brittany Adams- Votes in favor of removing Chris Wade
 - Rick King- Votes in favor of removing Chris Wade
 - The board deliberated and decided to offer Chris another opportunity to meet with us in person. A text was sent to Chris asking if he could meet on 11/27/23. He stated he wasn't sure and will get back to us. The board discussed and it was decided that if we are unable to meet with Chris on 11/27/23 we will hand deliver the letter to him.
 - Replacement of president position was discussed.
 - Lauren motions for either Jon or Ben to take this position; Rick 2nd
 - Jon states he will step up if needed (while keeping his board position)
 - Ben states he feels he's currently at capacity in his board position.
 - Option of creating a vice president role was raised.
 - Lauren confirms this is an option per our covenants.
 - Official vote was held to elect Jon Lacey as The Meadows HOA President & create a VP role in which Ben Ellis (while keeping his board position) will fill.
 - All board members voted in favor of Jon Lacey to serve as The Meadows HOA President & Ben Ellis as VP
 - Jon raised the issue of officers having a board member/s to fill in when/if needed & when the need arises for an officer spot to be filled.
 - Succession plan will be discussed soon.

- Sharon will call our bank to inquire as to what steps need to be taken to remove Chris and add Jon to our account.

Motion to close: Dee 7:06PM, Brittany 2nd