

The Meadows HOA Board Meeting
2/7/23 7:00PM

In attendance: Dierdra, Tim, Lauren, Jon, Aaron, Ben, Sharon, Chris, David, Kayla

Called to Order: Dierdra 7:05PM Chris 2nd

- Aaron Updates
 - Both estimates for replacing heat/ac (Aaron has itemized estimates)
 - Rexroad \$27K to replace two twin furnaces in attic, lenox furnace
 - Appalachian air- (Very good/knowledgeable) \$30,500k - we would be getting a great deal more with this option vs Rexroad
 - All board member in attendance agree to move forward with Appalachian
 - We need to know if there is a service plan and an extended warranty.
 - Financial plan (half up front etc)
 - When can they get started
 - Aaron let Matt Eddy know we no long need him
 - S&S wants to know if we're going to have him do a report for the drainage 7k ; 3 days. He thinks it will only take 2 days and be closer to 5k
 - Report should be provided soon for the pond (couple weeks).
 - Sink holes and drainage issues go hand in hand
 - Aaron has the sink hold covered up/flagged currently for safety
 - Don on Meadow Ponds is OK regarding his fence issue
 - Started clearing hillside on MP. Once it dries up Aaron is going to get a brush hog and clear as much as he can around pond.
 - Aaron asks how we want the concrete poured at the pavilion for the side walk

- Convo tabled we will all meet at pavilion before next meeting to discuss
- Aaron needs to replace two of the light posts in front of the clubhouse/back of parking lot
- We purchased asphalt and will be delivered 2/8/23
- Patricia on Eagle wonders about snow removal/salting- Aaron replied to homeowner to explain his process when weather is bad.
- Chris suggests some of the bigger potholes we can fill with gravel for the time being since it isn't possible to fill them during cold/wet weather
- Aaron asks when he can take the lawyer on a tour of the hood for drainage/pond issues. Ben doesn't think Carl will need to come out to look and think Carl will feel confident with our pond survey stating that it was done incorrectly.
- Financial Report (Sharon) 1/31/23
 - Operating Acct - \$ 60,032.41
 - Road Maintenance - \$ 174,727.91
 - Infrastructure - \$ 91,805.80
 - Loan Balance - \$ 204,743.68
- Sharon got everything together for our accountant and sent
- Garbage Cans (Sharon)
 - 28 Par Ln- Garbage can to rear - don't leave out
 - Get quotes for trash cans for pavilion
- Road Maintenance letter to A&A (Ben)
 - Page 18 after significant construction they will do the paving, in same paragraph prior to the completion of all units a and a shall maintain how the things contradict lawyer agrees we have a case, also us saying expecting anyone to maintain a level 2 coat without a level 1 coat for this many years is . Carl is going to confirm w/ his partner that his partner is ok with going to litigation.
- Clarification regarding covenants vote (Dee)

- We don't have anything in the covenants that states it requires a 100% vote to change. There have been instances in the past that A&A has changed things in the covenants without the 100%, so it has been done in the past. No one sues over this kind of stuff unless it's egregious per Carl- Plan is to get the high enough percentage. Ben will circle back with Carl regarding best process to take; probably creating a new covenants and present it.
- New neighborhood (Dee)
 - Events - For Meadows HOA only
 - Possibly talk to Meadow Ponds HOA and join forces
- Gas Line on Oakmont (Tim)
 - Gas leak on Oakmont Equitrans tested all lines, there is no gas leak. They are still going to be doing some testing.
 - Do we need to send a letter to homeowners- Yes
 - Do we need to report this to a state agency
- Drainage (Jon)
 - Vote to spend the 5-7k to have company assess drainage issues
 - All board members in attendance agree- Jon will take care of
- 321 Double Eagle (Chris)
 - House is abandoned - Will talk to Will regarding what can be done to do a wellness check

Action Items:

- Ben to ask the lawyer if he thinks they need to come out to see the issues with the roads/pond/drainage
- Dee get with Aaron regarding letter for possible gas leak
- Office of environmental health services- Aaron will call

- Dee will reach out to police/send letter to clean up house/fix issues they have 30 days or we will take care of the issues
- Jon to quote trashcans
- Jon to handle drainage survey

Next Meeting: 3/7/23 6PM- Meet at pavilion

Motion to Close: Jon 8:32pm Lauren 2nd