

The Meadows HOA Board Meeting
10/28/24 6:00PM

In attendance: Jon Lacey, Brittany Adams, Lauren Thomas, Sharon Mersing, Dierdra Hunter, Rick King, Ben Ellis, Aaron Miranov

Called to Order: Brittany Adams 6pm, Dierdra Hunter 2nd

- Maintenance updates
 - All legs on tables in dining room have been tightened
 - Cleaned up after paving company and added grass seed where needed from their damage
 - Eagle Entrance had a tree down- Has been cut it up and cleaned up
 - Moved grates and cleaned out drains on Eagle Dr
 - At main entrance mailbox - millings were placed under concrete and large rocks put in place to help prevent future wash out
 - Trimmed hedges at clubhouse
 - Drain on Birdie cleaned out
 - Removed tree from front entrance- Possibly add some trees to front area around parking lot in future
 - Sprayed weeds for last time this year
 - Aaron proposes adding a swell in the front from Meadow Ponds entrance to drain down to the drain in the grass near the bus shelter; should be done sooner rather than later. - Need to speak to Stone Paving regarding this.
 - Aaron proposes spraying and killing the cat tails/vegetation in the pond. All board members agree
 - Dead deer was removed from pond on oakmont
- Neighborhood Communication Poll
 - Where do you want the updates/how do you want the updates?
 - Email List
 - Mailing - Mailings currently go out a couple times per year
 - Socials- Updates are currently posted on all social sites
 - Website - Meeting Minutes & Updates posted routinely
- Amenities Poll
 - Mailbox Shelter
 - Dog Park
 - Swing Set
 - Basketball Court Resurfacing/Pickleball Court

- Sidewalks
- Updated Street Signs
- Street Lights
- Other/Fillable
- Open Board Seat Submissions
 - Lauren Thomas
 - Lauren Thomas has proudly served on the Meadows HOA board for two years and hopes to continue to serve our community in the future. Since joining the board in 2022, Lauren has helped see several projects for the neighborhood through such as the playground, pavilion, gym, bus stop and road paving. Her and her husband have lived in the Meadows since 2018 and love living here. Lauren has served as Chair of the GENMo board, formally Generation Morgantown, joining in 2019 she served as Community Service Chair and Co-Chair and is a graduate of Leadership Mon. Lauren is currently serving as President of the Rotary Club of Cheat Lake, a Visit Mountaineer Country CVB Board Member. She is passionate about our community and helping make our neighborhood a better place to live with added amenities that help make The Meadows a desirable place to live. She would be honored to have your vote to continue to serve another two years and she thanks those who voted for her in the past.
 - Brad Goodwin
 - My name is Brad Goodwin, and I would like to be considered for the open HOA Board member position. My wife Ivy and I moved to The Meadows development in April 2023, so we are relatively new to the development. Despite being here a short time, I have seen the numerous discussions on the Nextdoor app regarding meetings, updates, and renovations that seem to stir up deeper discussions and arguments. I work remotely as a Financial Analyst for Billings Clinic in Montana and have a solid background in math/IT, as well as strong organizational skills. I feel that I could use my strengths to help keep the HOA running smoothly, and possibly make some positive changes. The biggest items I would like to improve are community engagement and transparency of HOA plans/actions. I feel like there is a big disconnect between the HOA Board and community members, and having a more cohesive structure and community outreach would improve our HOA overall and ease tensions.

- Breakfast with Santa
 - Currently 12 children have RSVP'd
- Speed Humps
 - Rick and Jon have spoken to Erskine's Paving regarding them coming out to fix the two speed humps- Meadow Ponds and the bottom of Watson. Board agrees to withhold \$14,550 of payment until all repairs have been made.
 - We owe \$59,600- Will pay for complete paving Birdie Ct and half of the cost of the speed humps.
- Cleaning Estimates
 - Mountaineer Cleaning Maids
 - Estimate Nov 5, 2024 5:00 PM
 - Shiny Diamond
 - Will schedule Estimate
 - Tripple Check Cleaning Services - Text sent to company for estimate with square footage and pics of clubhouse.
- Insurance
 - 2025 budgeted amount is \$7100
 - Total for year estimate is \$6369.84. Coverage for:
 - Pavilion
 - Play Area
 - Maintenance Building
 - Clubhouse
 - Sharon motions to confirm coverage effective 11/1/24- All in favor
- Finance
 - Operating Acct - \$74,614.20
 - Road Maintenance - \$10,313.71
 - Infrastructure - \$58,286.02
 - Loan Balance -\$139,353.11
 - CD- \$ (Matures 12/30/24)
- Sharon states she spoke to MUB and because we no longer have any commercial appliances in the kitchen, we no longer need the annual Back Flow.
- We received a response back from DR Horton regarding the sign invoice we sent. DR Horton did not want to pay the invoice of 18k (3 years @ 6k; all to be paid up front) they asked if there is anything else that can be negotiated. Jon told him that the road maintenance agreement and our pond concerns are at the top of our list of concerns with Stone Paving. We asked DR Horton if they can open up those conversations and then if we can come to agreements, we could possibly negotiate on their sign cost.

Action items:

- Ben - Ask A&A to donate remaining lots
- Jon - follow up with Dan Ryan regarding sign

Next Meeting: 12/5/24 @ 6PM

Motion to close: Jon Lacey 7:38pm , Ben Ellis 2nd