

The Meadows HOA Board Meeting
3/18/24 6:00PM

In attendance: Dierdra, Ben, Jon, Rick, Sharon, Aaron

Called to Order: Jon 6:03 PM, Ben 2nd

- Maintenance update/List -Aaron
 - Geokey installation
 - Aaron will install once gym is complete
 - Evening for board to get together to build gym equipment- Will text the group to find a good date
 - Bushes in front of clubhouse have been trimmed
 - Handrail to new hill park is done
 - Will continue working on pot holes
 - Children playing signs at basketball court/playground have been installed
 - Still working to get the plexi glass ordered for bus shelter
 - Trash cans have been taken to Eagle Dr., Play ground and bus shelter
 - Plans to fix light posts that have tops missing soon
 - Grill will be installed at pavilion soon
- Liability waiver for gym use
 - On form Ben created, it states to please fill out and attach the liability form & that we won't grant access to Geokey until we have a signed form and liability waiver. We will also require a picture of ID/utility bill for address verification. No signs needed if in gym area since waivers will be signed.
- Form for Geokey access
 - Ben will change this from a Microsoft form to a google form. QR code will be sent out with spring announcement for homeowners to access the form.
- Camera for bus stop area
 - Will table this. There haven't been any issues since this was raised to the transportation director.
- Clubhouse Cleaning- Wednesday 3/20- FYI
- Road Updates
 - Roger Ayers states since he is obligated to pave roads he is who will make the decision on which paving company is used. Stone Paving quoted \$61k repairs & \$285k for paving with 1 ½ inch top coat . Roger Ayers says he will give Stone Paving \$310k for repairs/paving, and we would be responsible for around 30k for the remainder of the repairs cost. Stone Paving's repair area is much less of an area than the other quotes we received. Stone Paving should be responsible for some of them due to us not having yet entered into a roadway agreement with them yet.
All agreed we will ask for 350k from A&A, so we can use the company of our choice since it is a more thorough repair/top coat.

- It was discussed that we need a sit down meeting with Stone Paving regarding the pond & road maintenance agreement.
- Finance (Sharon)
 - Operating Acct - \$65,299.54
 - Road Maintenance - \$43,393.10
 - Infrastructure - \$72,699.74
 - Loan Balance -\$159,954.57
- Create new Facebook page
- Jon shared that he is going to start placing every email sent to HOA email and all meeting minutes into a binder. He will also include the time sheets for Sharon, Dierdra and Aaron. All documents from November 2023 & going forward will be in binder. He will bring the binder to each meeting in the event there is a question on anything from prior meetings etc.
- With our Comcast business account sign up, we got a \$100 visa gift card. Jon gave Sharon the card for use for HOA supplies.
- Jon asks that Sharon and Dierdra to start including the HOA email when we send our time cards.

Action Items:

Ben- Call Carl regarding getting a liability form from him for gym use- Contact Stone Paving regarding a sit down meeting with them & Contact A&A regarding paving

Dee- Create neighborhood Facebook page

All- Find day to help Aaron get gym set up

Next meeting: April 29th- 6PM

Motion to close: Sharon 7:11 PM, Ben 2nd