

The Meadows HOA Board Meeting
1/25/24 5:30PM

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

Called to Order: Sharon 5:37Pm Lauren 2nd

- Maintenance update/List (Aaron)
 - Sign Aarons Contract
 - Asphalt has arrived- is in building
 - Roads are very bad now after past couple snow storms- Will get worse if we get more snow
 - Upon clubhouse check
 - Need soap for bathrooms
 - Will replace battery in all smoke detectors
 - Will continue working on the shelter
 - Aaron saw boys playing on frozen pond- Aaron will add sign to area No Playing On Pond
 - Aaron states doors & front deck need replace on clubhouse. Gutters also need to be replaced. Lauren recommends leaf filter for new gutters when replaced- Aaron will price options at Lowe's & get a quote from LeafFilter
 - Hang Slow Down/children signs
 - Install GeoKey
- Speeding vehicles through neighborhood- board will try to get addresses for folks speeding so letters can be sent.
- Jon states we need to try to get ahold of Stone Paving regarding the pond again. Last he knew SP was supposed to speak to their own engineers to take care of on their own.
- Speeding during bus pick up/drop off (Lauren)
 - Lauren spoke to two different homeowners regarding the situation. Lauren let homeowners know that the board will discuss the situation. Also that we will be installing speed humps/bumps to help prevent this going forward. If the issue continues we can call the bus garage and make them aware of what is happening to help remedy the issue.
- Fire Hydrants (Lauren)
 - Lauren spoke to someone at Cassville Fire Department- Lauren raises possibly inviting someone from FD to next meeting to speak about possibly getting more hydrants installed.
- Board meetings- Standing day/time
 - Will plan to schedule a standing day- Jon will look at his schedule
- Do we have to replace vacancy on board
 - Lauren motions to keep the board member count as is. Brittany 2nds- All in favor.
- Gym equipment

- Will check deals at Sams club again to see if they still have their sales before ordering from Amazon.
- Call with Carl
 - Have not heard further from Carl. Carl was very nonchalant about the situation. He stated the ball is in Chris' court regarding if he would hire a lawyer. Rick will let us know when he hears back from Carl.
- Website creation
 - Lauren was finally able to speak to someone at Square Space - Square Space is stating they have not received the submission that Lauren submitted. Jon states we should go create a new website -All in favor Lauren asks if we are all ok with her researching/creating new website. All in favor.
- Finance (Sharon)
 - Operating Acct - \$70,170.21
 - Road Maintenance - \$28,351.73
 - Infrastructure - \$72,703.78
 - Loan Balance -\$178,824.89
 - CD - \$153,807.53
- Rick offers to file our taxes going forward
- Excess Money
 - \$29,972.52- Sharon motions to use 25k toward the principal of the mortgage.
 - Lauren motions to donate \$1000 to Cassville FD & \$500 Sheriff Dept Sharon 2nds- All in Favor
 - 28,472.52 left after donations
 - Sharon motions to put 14k to loan balance, 14k to road maintenance, Lauren 2nds- All in favor
- Paving Quotes
 - Miller Paving 237,000 sq ft **\$ 332,000**
 - 1.5" overlay only - no road repairs
 - Mill driveway transitions
 - Level uneven areas
 - Included paving Birdie (which should not have been included)
 - Anderson 208,000 sq ft **\$ 521,965**
 - 1.5" overlay
 - 51,000 sq ft of repairs
 - Drain for water issue on Double eagle
 - New asphalt speed humps - \$2,250 per
 - Parrotta 210,000 sq ft **\$ 480,000**
 - 2" overlay
 - 55,000 sq ft of repairs (mill down, new stone base and new asphalt base coat)
 - Mill driveway transitions
 - Level uneven areas
 - Lauren motions to use Parrotta for paving the neighborhood, Brittany 2nd. All in Favor. Rick will contact A&A.
- Right of Way (see attached)

- Rick will send agreement to Carl for legal review.

Action Items:

- Jon to check Sams club for gym equipment
- Jon will connect with Ben regarding reaching out to Stone Paving regarding pond
- Lauren to create new website
- Rick to communicate with A&A regarding paving quote
- Rick to send ROW Agreement to Carl
- Lauren to ask someone from FD to speak at next meeting

Next Meeting: February 19th 6PM

Motion to Close: Dierdra, Laruen 7:17PM