

The Meadows HOA Board Meeting  
3/7/23 6:00PM

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

Called to Order: Jon

- Aaron Updates
  - Board met at basketball court to look at pavilion to decide where Aaron will pour concrete for sidewalk.
  - 140k to fix pond per Josh
    - Report will tell us what's wrong, how to fix it and keep it maintained going forward
  - Down to 13 bags of pot hole patch from 242 bags
- Financial Report (Sharon) 2/28/23
  - Operating Acct - \$72,372.29
  - Road Maintenance - \$172,231.59
  - Infrastructure - \$94,204.36
  - Loan Balance - \$202,467.53
  - Sharon sent taxes in, we owed \$14. Sharon paid.
- Trash Cans
  - Per Covenants *"Each Unit Owner shall either keep receptacles for garbage and recycling bins inside the Unit or provide receptacles for garbage and recycling bins in a screened area so the receptacles are not visible from the road, neighboring Units, Common Elements or Golf Course, in accordance with Monongalia County Health Department suggestions or reasonable standards as established by the Declarant or BCC."*
    - Board agrees if trash cans cant be seen from the road or is secured in front of their home it is ok. Will only send letters going forward if can is at the end of the driveway consistently. Will put notice in spring reminders with the may meeting flyer.
- Tree Cutting (Sharon)
  - Mon Power states there are trees on Caddie Ct that they are going to need to cut down. Mon Power is trying to get ahold of the residents of Caddie to let them know. They have the trees marked in red that they intend to cut down.
- Building Usage (Chris)
  - Meadow Ponds HOA & homeowners of using building
    - Board voted NO
  - Rental stipulations for renting home in neighborhood
    - Homeowner in question can rent her unit after purchase due to the covenants not addressing this.
- Pot Holes (David)

- Aaron will be taking care of this soon
- House on Double Eagle driveway (David)
  - House on Double Eagle is having a driveway extension added, currently still just loose gravel. Send letter- they need approval from building committee or remove gravel
- Restaurant leasing kitchen (Jon)
  - Email from Tim Handlan with Tim's Log Cabin on 2/22/23 inquiring if we have considered leasing our kitchen space for restaurant or ice cream shop
  - Bring up at spring meeting to gauge interest
- Board member interest (Dee)
  - Debi- Possibly interested in Treasurer position
  - Dee to send emails to folks interested last year
- Basketball hoop adjusters (Ben)
  - Jon will put the adjusters in the storage shed
- Chris recommends discovering who is on Meadow Ponds HOA and meeting with them occasionally
- A&A roads- Carl spoke to Steve Prunty (A&A Lawyer) Carl stated we need a commitment date for the paving. We should have that date soon.
- Pond- Carl feels this is a slam dunk after we get the report. Once we supply value was x value is now y, fix this or pay us to fix this. In order for us to consider this done the value must be back to x. Carl does not feel this will go to court.
- Gates on Basketball court/playground need redone- Have Aaron look into this

Action Items: Letters- Double Eagle, driveway; Include trash can notice in meeting flyer  
 Chris will reach out to Stone Paving to ask to meet; Jon to ask Aaron to look at the gate issues;  
 Aaron hvac update; wood from trees on Caddie; Sharon to investigate details for potential restaurant.

Next Meeting: April 4th 7PM, April 25th 6PM

Motioned to Close: Chris