

The Meadows HOA Annual Meeting

10/13/26 6PM

Board members present: Dierdra Hunter, Jon Lacey, Lauren Thomas
Corey Rexroad, Rick King, Sharon Mersing (Via Zoom)

Motion to Start: 6:00PM Jon Lacey, Dierdra Hunter 2nd

Old Business:

Maintenance Report (Aaron Miranov)

- Deck replacements on clubhouse
- Assisted with lights on Eagle
- New gutters
- Fence repair/removal (on Meadow Ponds)
- Monitoring hillside beside maintenance building
- Staining of structures throughout neighborhood
- Updated landscaping
- Weekly/monthly checks buildings
- Drains throughout neighborhood
- Trash throughout neighborhood
- Refilling dog waste stations
- Landscaping/weed maintenance
- Maintain hvac systems
- Holiday decorations

● Community Events

- Trick or Treat 10/31/25 6-8PM
- Chili Cookoff 11/22/25 12PM-2PM (was cancelled due to no one signing up)
- Breakfast with Santa 12/7/25 10AM-12PM
- Neighborhood Yardsale - 6/13/26

- New amenities/additions in 2025
 - Lighting at entrances
 - Repair will be done on electrical line that runs through sign at main entrance.
 - New/updated street signs
 - Basketball/Pickleball Court. Waiting on weather to resurface
 - Replaced decking around clubhouse
 - Speed Bumps
 - Remaining paving completed
 - Lighting around clubhouse
- Reminders:
 - Pet Waste stations throughout neighborhood
 - Small business list
 - If you have a small business please submit your business so we can post it. Form can be located on our website and Facebook page
 - Pond - No swimming/Walking on Ice
- Newsletter- Spring - Yearly
 - Fall meeting will be 2nd update
- Updated Speed Limits throughout
 - Speed Limit will be changing to 5MPH throughout
- Board Openings
 - (2) Board Member
 - Malana Malonson
 - Brittany Adams
 - Carolyn Kitchens
 - Brad Goodwin
 - Rick King
 - Corey Rexroad

Secretary (voted on by board)

- Dierdra Hunter

- Neighborhood Survey
 - Will be sending out an updated amenities survey
 - Feel free to email suggestions to
Themeadowswvhoa@outlook.com
- Budget/Finance review (See current & proposed budget-
Changes can be determined in red)
 - Dues will be increasing the minimum of 2.5% making yearly
total \$747.12/\$62.26 monthly- Screen snip of covenants
requirements below

Quorum is 61, due to not having a quorum budget automatically passes.

Homeowner question- Asked that the board look into the difference in the posted speed limit vs what the covenants states the speed limit is.

New Business:

- Maintenance Report (Aaron Miranov):
 - Painted upstairs of clubhouse
 - Painted outside of clubhouse
 - Painted parking spaces (clubhouse)
 - Painted speed bumps
 - Built blessings box for books
 - Routine Maintenance:
 - Building checks
 - trash in neighborhood
 - Dog waste bags
 - pressure washing
 - spraying ditches
 - replacing filters
 - replacing bulbs
 - Brush hog back pond
 - Clearing lots owned by HOA

- Storm damage
- Broken railing
- French drain
- Mats in gym were replaced
- Fixed bubble on playground equipment
- Trim bushes & trees
- Cut trees down when needed and haul away
- Sealing cracks in road & patching

Homeowner question— Can brush be trimmed at the corner of Rt 7 and Eagle Drive on the right side due to it being hard to see oncoming traffic. Aaron states he can work on it and have it done soon.

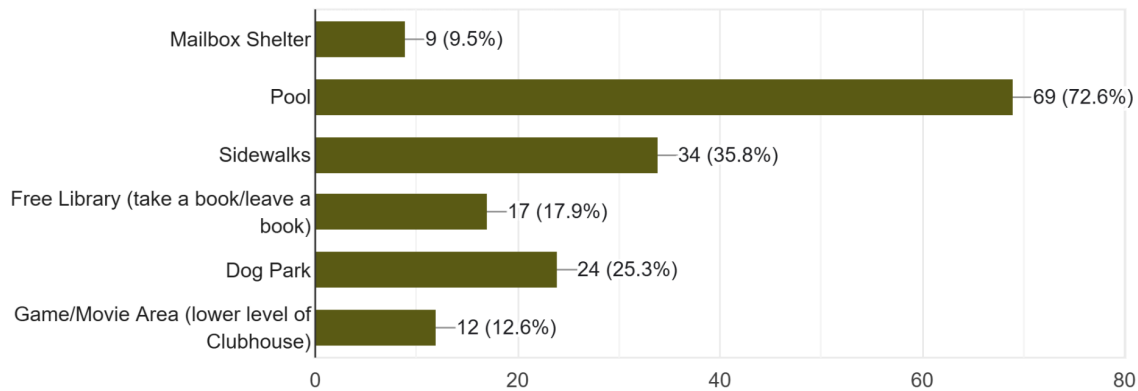
Overgrown lawn on Eagle Dr- will send letter to homeowner.

- Board member vote held in the fall 2025 the members who regained their spots: Rick King & Brittany Adams
 - Brittany Adams has since resigned from the board and Corey Rexroad has taken her spot (who was 3rd in line with last years votes)
- One board member spot up for election this year
 - Will post ballot
- Retained new legal counsel
 - William Brewer and associates. Our previous attorney was a real estate lawyer and felt some of our issues were not his expertise, so he recommended we seek out someone better suited.
- Board communications-
 - Going forward the board will no longer be using Next Door to communicate with homeowners. Alternative methods below:
 - Email - themeadowswvhoa@outlook.com
 - Checked Daily

- Quarterly Newsletter (see QR code below to sign up for newsletters)
 - Facebook
 - Physical mailing (only when required)
- Community Events:
 - Trick or Treat 10/31/26 6-8PM
 - 2027 Community Yard Sale 6/12/27
- 2026 Amenities survey results:
 - Free library - Completed
 - Located behind Bus shelter
 - Estimates for pool (subject to change) this would require a special assessment (every homeowner would be required to pay a fixed amount of money for this added amenity):
 - Appalachian Pools \$219,283.00
 - WV Pools Construction \$110,500.16
 - Working on estimates for Mailbox shelters & movie/game area
 - Playground expansion 2-3 year plan
 - Still in process of resurfacing basketball/pickleball court
We have run into several issues with product bought & the condition of the court was worse than we realized so ended up using more product etc. Hoping to have this completed by year end.

What would you like to see in the neighborhood?

95 responses



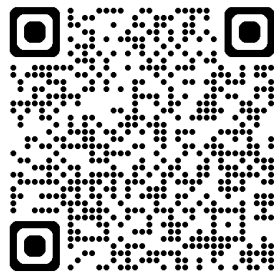
- Online payments have been set up (use link or QR code below)



<https://www.themeadowswvhoa.com/hoa-dues>

- Reminders:

- We have a quarterly newsletter- to be added to email distribution list scan QR code below



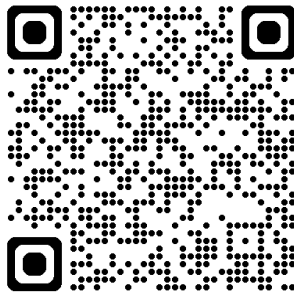
- Free dog waste stations throughout neighborhood

- Our website has a Small Business page for any resident who owns a small business. Use the QR code or link below and click the link at the bottom of the page if you'd like to add your small business.



<https://www.themeadowswvhoa.com/coming-soon-03>

- Gym in lower level of clubhouse- If you'd like to gain access to the gym in the lower level of the clubhouse scan the QR code below:



- Budget/Finance review (See current & proposed budget- Changes can be determined in red)
 - Dues will be increasing the minimum of 2.5% making yearly total \$765.84; \$63.82 monthly- Screen snip of covenants requirements below
Current budget review..... Over on insurance line due to Had to take an insurance policy out on maintenance building which is why we are over on insurance

- Over on legal due to retaining new counsel for ongoing pond issues
- Currently 47k under budget with 3 months left in the year

2027 proposed budget:

Increased insurance from 6k to 11k

Increased Legal from 4k to 10k

Clubhouse coordinator decreased a bit, based on historical payments made to coordinator

Homeowner asked for an itemized listing of what the infrastructure funds were used for. This will be provided on end of year financial documents posted to the website.

Page 116 of the searchable PDF:

VOL 1361 PAGE 766

computed and reported by the U.S. Department of Labor or its successor, but under no circumstance shall the annual increase be less than two and one-half (2.5%) percent. During the period of Declarant Control, the Annual Assessment for Common Expenses may not exceed **One Thousand Two Hundred Dollars (\$1,200.00) per year** absent Declarant's prior written consent, which such consent shall not be unreasonably withheld. Declarant may set higher minimum annual assessments for Limited Common Elements allocated to a Phase or group of Units in a Phase (e.g. Townhome and PatioHome Units) because of the cost of Limited Common Elements allocated those Units.

Due to not having a quorum budget automatically passes.

Motion to close: 6:37PM Jon Lacey, Rick King 2nd

1 homeowner attended in person

4 homeowners attended via Zoom