

The Meadows HOA Board Meeting  
1/19/26 6:00PM

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

Called to Order: 6:02PM Sharon Mersing, Lauren Thomas -2nd

- Maintenance Update:
  - Painting upstairs is in progress
- Finance
  - Operating Acct - \$ 84,738.99
  - Road Maintenance - \$ 180,584.91
  - Infrastructure - \$ 24,398.36
  - Loan Balance - \$ 89,170.20
  - Bank is recommending CD- Sharon will check rates. Will follow up/vote via text after Sharon learns rates.
  - Sharon motions we move \$27k into infrastructure from operating. All in favor.
- Shredding documents
  - Will shred 8 boxes & keep past 10 years of records/invoices- \$55 with PACE
- Upstairs Clean out date/s
  - March 3rd, March 9th @ 5:30
- Display Case/Games inside
  - Donate Games
  - Post Display case online - Free, just pick up
- Online Payments
  - Need to be PCI compliant - Rick working on this.
- Constant Contact Billing/Updates (\$12.72/monthly)
  - 199 emails went out in December
  - We have had a few more emails added to distribution list
- Email Blast

- February newsletter
  - Add minutes to email
  - Snow removal
  - School Bus stop
  - Online payments still pending
- Oakmont Lots
  - 2 lots on oakmont on left in curve across which are the last two, he will give it to us for 15k and offered to flatten/clear these lots for us for no additional cost.
  - Jon motions to purchase these lots, Lauren 2nds- All in favor. Ben will follow up with Ayers
- Bus Pickup/Dropoff (Jon)
  - Jon has spoken to state police- many cars are pulling out while bus is still unloading/picking up kids. State police are working toward trying to have a presence here during pick up/drop off. State police gave us permission for us to block traffic during this time.
- Vacuum
  - Rick will order
- Gym mats
  - Amazon \$423.99 (ordered)
- Cleaning Estimate -\$500
  - Baseboards, Bathrooms, Inside windows/window sills, Floors, Ceiling fans, Wipe gym equipment, Vacuum furniture (downstairs), Floors
  - Quarterly- First cleaning Feb 3rd
  - All in favor
- Any lawyer updates
  - No updates
- Emails: Daycare out of house

Next Meeting: 2/17/26 6PM

Motion to Close: 7:25PM Ben Ellis, Brittany Adams - 2nd