

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