

The Meadows HOA Board Meeting
2/5/25 6:00PM

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

Called to Order: Brittany Adams, Lauren Thomas 2nd 6:01pm

- Finance
 - Operating Acct - \$ 72,127.34
 - Road Maintenance - \$ 173,601.56
 - Infrastructure - \$ 33,272.89
 - Loan Balance -\$ 128,089.86
 - Mortgage- \$ 128,089.86
- Maintenance updates
 - Stone on bar- Needs repaired
 - Upcoming To-Dos for the year:
 - Repair Fence on Meadow Ponds - two posts that are broken and fence is leaning. Quote for all materials to replace entire fence \$4561.88-
 - Aaron recommends putting a fence around the property the clubhouse sits on along with the pond in place of the chain link fence Stone Paving installed- board agrees to place this on hold and use funds for more immediate needs. Jon will ask Stone Paving to remove the fence
 - Repair/replace decking on clubhouse (entrance & back; excluding side deck area)- estimate for replacing deck areas \$10,436.92
 - Ben motions to remove fence along Meadow Ponds and replace decking (est above) - All in favor
 - Light posts- Some around the parking area have been repaired. A couple still need to be done- need additional parts
 - Overflow parking on Eagle- Will be filled with gravel
 - Stain pavilion - Will be done this summer
 - Ditches- Tee, Oakmont, near maintenance building
 - Clear hillside on Tee
 - Clear retaining pond area on Eagle
 - Create ditch from Meadow Ponds entrance to bus stop
 - Kitchen doors (in clubhouse) (has been completed)
 - Correct water marks on ceiling of clubhouse

- Clean furnace room
 - Replace filters
 - Repair basement door
 - Clean cold air intakes in ceiling
 - Replace doors leading to deck
 - Paint ceiling & trim
 - Repair nail pops
 - Repair crack in wall near bar
- Land Deed from developer- Rick will look into getting the deeds.
- Road/Pond Maintenance agreement- Carl Cather (HOA Attorney) states he has talked to Stone Paving lawyers and has expressed our sense of urgency, yet there has been no movement on their end. Carl will be meeting with Stone Paving lawyers this month. Rick touch base with Carl the first part of march
- A&A Lot Usage- Previously discussed purchasing a few lots from A&A for common area, however the board agrees there are now no remaining usable lots.
- Amenities Survey
 - See attached
 - Conversation regarding placing a sign at every speed humps
 - Signs with brackets still need to be ordered- Lauren will send options to Jon/Rick
- Gym Membership (allowing The Meadows to purchase)
 - Board votes no
- Jr Krafft email - Meadow Ponds Clubhouse Usage
 - Board votes no
- Pond Signs
 - No Swimming
 - Stay off frozen pond
 - Will add to street sign order
- Gym usage
 - Being used 8-10 times per day

- WV Flag
 - Need new one- Sharon will order 2
 - Ask Aaron to move light under poles so light shines on american flag not wv
- Coat Rack
 - Lauren proposes a coat rack upstairs for folks - Lauren will send options
- Email/Newsletter
 - Outlook will allow up to 500 emails
 - Cadence- Quarterly
 - Lauren will work on newsletter
 - First one end of March
- Domain name purchase
 - Ben/Lauren recommend purchasing a domain for ease of finding the website for residents. We can connect the domain to the current site. 5 years \$79.75 per year - Board is all in favor themeadowshoawv.com
 - Building/Maintenance committee form for folks need to reach out to us 'contact us' option
- Remote meeting tech
 - Discussion regarding purchasing a camera/mic for virtual meetings.
- Guest wifi sign
 - Will print sign
- Emails
 - Question about light post on Tee Dr
 - Clubhouse reservations questions- forwarded to Lindsay
 - Car sticking out in road
 - Gym access
 - Hoa fees questions- forwarded to Sharon
- Mub sent papers for us to sign for them to dig through the right of way-Jon will sign after we get the deeds for the land

Action Items:

- Rick to research land deeds
- Dierdra will reach out to folks who want to decrease dues, send them a copy of the covenants
- Lauren to send links to Sharon/Board: Coat rack; signs
- Lauren to work on newsletter draft
- Sharon will order new flags

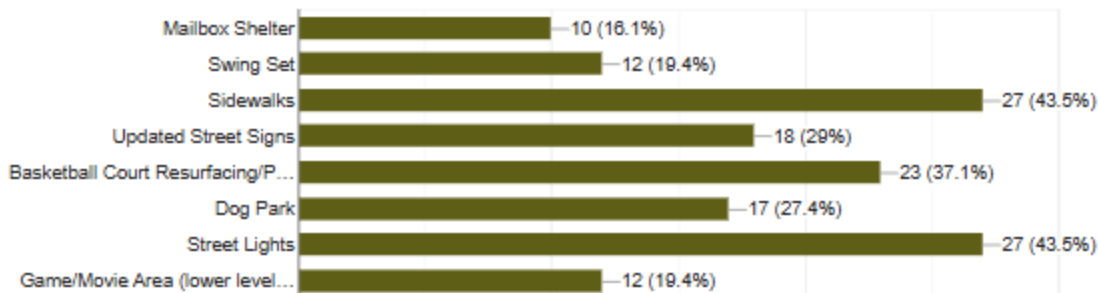
Motion to Close: Dierdra Hunter, Brittany Adams 7:34pm

Next meeting: March 18th 6pm

What would you like to see in the neighborhood?

[Copy chart](#)

62 responses



- Pool (x6)
- Fix the cliff in the Eagle drive visitor parking, even if it isn't paved, something needs done
- Personally I don't think we need anything more. Lowering yearly prices instead of adding amenities should be an option as well.
- Speed Bumps Feedback:
 - Remove speed bumps on hills. Make sure sedans don't scratch the bottom on the current going the speed limit (they do) (x2)
 - Consistent height of speed bumps
 - Reduction of speed bumps. Frequency seems excessive.
 - No speedbumps
- Online HOA payment option (x2)
- If additional amenities are going to increase HOA fees again, then none. People shouldn't have to pay for additional amenities that they neither wanted nor use. There should be individual use fees for those if some individuals want them.
- Lawn maintenance
- I would support a dog park only if once in place you would have to use the dog park to walk your dog and no where else...dogs do their job in my yard and people don't care.
- Walking/running path
- Re: signs- the Meadow Ponds street sign at the entrance that is on top of the STOP sign is unreadable and in a bad location. Maybe straight ahead: Par and Meadow Ponds could be on one pole straight ahead, not to the sides. Just my two cents. Thanks for all the work y'all put in for us.
- Additional gym equipment (ez curl bar, intermediate dumbbells [15, 25, 35, 45 lbs], etc.), pool table in the lower clubhouse instead of movie area, little free library.