

The Meadows HOA Board Meeting  
4/29/24 6:00PM

In attendance: Dee, Lauren, Sharon, Brittany, Ben, Jon, Rick, Aaron

Called to Order: Dee 6:01PM, Ben 2nd

- Homeowner Clubhouse Concern
  - Homeowner attended board meeting to discuss their concern regarding the vote for his clubhouse rental deposit being kept.
  - Board voted to return deposit
- Maintenance update/List -Aaron
  - Mowing bid- Let Angie know to bid next January for 2025- He can go ahead and email Aaron.
  - GeoKey is installed and needs set up
  - Sides & Siding for bus stop (will inquire about the plexiglass)
  - Working on ditch on corner of Meadow Ponds and Birdie
  - Pressure washing on clubhouse will get done soon
  - Appalachian Pest- Will be done quarterly going forward
  - Aaron called Josh about the follow up drainage survey for neighborhood that we never received. Josh will be emailing it over.
  - Will install french drain on Par Ln - Overflow parking area
  - Drainage issues on Watson will be addressed soon
  - Get estimates for flashing lights for stop signs
  - Emptying trash cans throughout neighborhood once weekly
- Communication from Board
  - Ways for board to be more transparent with the neighbors
  - Ben mentions monthly/quarterly newsletter/list of things we see neighbors are upset about i.e.- folks upset about cost of gym→upon neighborhood amenity survey this was the 2nd ranked wanted amenity. Links to the newsletter/list will be posted on NextDoor and Facebook.
- Finance
  - Operating Acct - \$ 80,313.65
  - Road Maintenance - \$43,780.61
  - Infrastructure - \$66,259.03
  - Loan Balance -\$154,850.59
    - Sharon will inquire about budget plans for Mon Power and Dominion Gas
    - Adobe needs canceled
- A&A Lots

- Ayers is willing to make deals on remaining lots but the available lots are generally unusable/unbuildable.
- Gym opening process
  - Post link on NextDoor
  - Opening date 5/10/24
  - Ben will come to clubhouse a couple different times to help get folks signed up who weren't able to access link
  - Email will trigger to homeowners when Geokey account has been created
- Emails
  - Homeowner asked if they purchase a vacant lot would they have to pay double dues?- board agreed they would not have to
  - Stone Paving meeting set up for this friday
  - Dead rabbit on road- Aaron got it cleaned up
  - Homeowner inquired gym access and signing up
- Stone Paving meeting
  - Meeting with Stone Paving on 5/3/24 @ 10:00AM
    - Jon
    - Ben
    - Lauren
    - Rick
  - Ben states Stone Paving has made some adjustments to our drainage
  - Road maintenance agreement needs signed- Ensuring the cost of any maintenance/snow removal is split for the area they're homeowners would be using
  - How many homes are they anticipating having in total in order to draft a split ratio agreement

Action Items:

Next Meetings: 5/14/24, 6/24/24, 7/8/24, 8/5/24 @ 6PM

Motion to Close: Dee 7:47PM Lauren 2nd