

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

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

Called to Order: 6PM- Jon- 2nd Ben

- Geokey help- Homeowner having issues
- Maintenance update/List
 - Check/Send updated TO DO list
 - Insurance not covering maintenance building
 - Aaron got an estimate for replacement of garage door \$6500
 - Jon Motions to approve replacement of garage door
 - All in favor
 - Aaron states he has been filling in pot holes, but some of the holes are requiring multiple bags of patch. Will do some work on either side of roads to help eliminate water sitting on the road and encourage it to drain off. Filling pot holes is ongoing.
 - Open lot on Oakmont has been cleaned up- cleared brush and tree limbs off the lot
 - End of Tee Dr - Aaron has cut some trees/brush out of that area.
 - Should have received pest control bill- Sharon believes we have
 - Side wall on pavilion needs replaced
 - Jon asks if anyone else can help with the building committee- Rick volunteered.
 - Neighbors have reached out to the building committee regarding fences that were blown down/damaged during the storm. They are working on getting the fences repaired.
 - Aaron mentions over the next 3-10 years folks will most likely start needing to do roof repairs and we will probably get asks for metal roofs. We as a board need to discuss colors etc.
 - Will review pond survey and discuss 7/8/24 meeting
- Finance
 - Operating Acct - \$74,595.24
 - Road Maintenance - \$44,554.60
 - Infrastructure - \$66,626.55
 - Loan Balance -\$149,730.36
 - CD- \$157,034.70- Invested (Matures 12/30/25)
- Insurance (issues from storm)
 - Maintenance building was no longer covered. It had dropped off our policy without our knowledge. Will look into an appeal process due to us never being given any warning or up front knowledge of this policy. (see estimate above for damaged garage door on building)
- Back to School Bash- Updates
 - Reserved
 - Ax throwing
 - Archery Dodgeball
 - \$750 for both (50% discount)- Need approval
 - All in favor- Waivers need to be signed

- 2 Bounce Houses
 - Face Painting
 - Mylan Pool passes
 - Crazy Lemon (lemonade stand)
- To Do
 - Confirm with T&L Hotdog
- Brittany will be present. Rick will be able to attend as well.
- Paving
 - Ben sent another follow up email to Stone Paving regarding date/s of paving.
 - Update from Carl (lawyer) - Carl talked to Steve Prunty (Stone Paving lawyer) ; Steve states we are on the schedule for paving 3-4 weeks. Rick stated to Carl that our entrance shouldn't be on the paving project due to the extensive damage caused by the storm last month, Carl stated will bring it up to them. Carl recommends we all have a meeting together, our board, Stone Paving, along with both lawyers instead of the ongoing back and forth. Pond stance by Stone Paving is that they are stating that the agreement they have says The Meadows has to maintain the pond. Carl said to give him another couple weeks, due to folks being out on vacation and he will try to arrange a sit down meeting with all.
- New Lawyer
 - Carl did state if our issues escalate he would not have the capacity to handle our case. Will seek out new representation if needed.
- Dan Ryan Check
 - New Company- D. R. Horton
 - Rick will speak to office
- Pickleball Court (homeowner request)
 - Researched options- Will revisit 7/8/24 meeting
- Can we get rid of trash can in rear of clubhouse
 - Per Lindsay, if it has a bag in it, it just collects water. - Yes, will ask Aaron to remove it.
- Ongoing issues with Nest lock/WiFi Extenders
 - Lindsay tried to set the extenders up- had issues- Ben will hook up
- Gym Hours
 - Will change hours to 24 hour access

Action Items:

- Dee- Schedule quarterly cleaning
- Rick/Jon - measure basketball court

Next meeting: 7/8/24 6PM

Motion to Close: Dee 7:22PM Brittany 2nd