

The Meadows HOA Board Meeting
3/18/25 6:00PM

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

Called to Order: 5:59PM - Brittany Adams, Dierdra Hunter 2nd

- Maintenance updates
 - Decking material is supposed to arrive next week
 - Gravel down on Eagle Dr parking area
 - Urinal is fixed in mens restroom
 - Paving is cracking in some areas already- Aaron will drive around the neighborhood and take pictures of areas
- Finance
 - Operating Acct - \$75,040.88
 - Road Maintenance - \$174,029.37
 - Infrastructure - \$33,269.16
 - Loan Balance -\$128,089.86
- Clubhouse Cleaning (Sharon)
 - Concern that we are paying for work being done that is done by homeowners weekly
 - Possibly hire window washers
 - Hire someone to clean downstairs
 - Dusting, base boards, fans, windows (in/out), bathrooms
 - Will reach out to company with new proposed list
- Gym Equipment (Ben)
 - Requests for additional equipment
 - Pulley system - Will hold for now
 - Ask Aaron to move TV into gym
- Newsletter Email (Lauren)
 - Unable to send mass emails without upgrading to premium business outlook
 - Ben recommends trying from Sharon's email due to her having 365- Ben located that we can send up to 1000 recipients per day
- Lights

- Work on eagle electric work with light posts– \$3400-\$4000- 2 lights- one between entrance and sign, and then between sign and mailboxes- Dierdra motions to move forward- All in favor
- Discussed large telephone poles with lights to light the entire parking lot, one on each side and one in the rear of the lot. Poles range 8-16ft, rated for 100mph winds- Also discussed lighting entrances 4 poles- Will get quote
- Emails (Jon)
 - Email list for newsletter
 - Approval for generator and propane tanks- will need buried per board- 2 120 gallon above ground anything larger would need to be buried
 - Approval for roof repair- Jon & Aaron took care of this

Action Items:

- White car GA plates on Eagle- Dierdra will check on this at the end of the month
- Sharon to get estimate for window washers
 - Aaron states he can spray the outside with pressure washer

Motion to Close: 7:06PM- Brittany Adams, Sharon Mersing 2nd

Next meeting: April 29th 6:00PM