

The Meadows HOA Board Meeting
9/30/24 6:00PM

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

Called to Order: Brittany Adams, Lauren Thomas 2nd 6:05PM

- Maintenance updates
 - Pest control coming 10/2/24
 - Bus shelter finished
 - Will add a trashcan to Par Ln
 - Drainage issues on Oakmont
 - Most of the smoke detectors in clubhouse have been replaced
 - Doors have been replaced on maintenance building
 - Things upcoming:
 - Will purchase a grate for end of Oakmont drain
 - Will work on the street lights around clubhouse/parking lot
 - Electrician to give assessment of what is needed at pavilion & will get an estimate
 - French drain installation on Par Ln/clean up parking area
 - Stain pavillion
- Small business list
 - Homeowner inquired if we have ever considered putting together a list of all small business in the neighborhood. Board in favor of adding list to website.
- Speed humps/paving
 - Scheduled for 10/14/24 - Birdie 15/16th speed humps- 2yr warranty
 - 54,600k for both - 8ft wide & 3ft tall
 - 25k out of infrastructure for speed humps
 - 30k out of road maintenance for Birdie paving/repairs
 - Jon makes a motion to take money from accounts above, Sharon 2nds-All in favor
- Insurance
 - As of right now, pavilion, maintenance building nor playground are insured.
 - Since budget was sent out, we have received an estimate to add 3 items listed above to insurance. Proposed taking \$1500 from tools/equipment and adding to the insurance line item to make it \$7100 pending playground being added in writing and increasing pavillion/playground insured amount Lauren Thomas motions, Brittany Adams 2nd, all in favor.
- Donation box

- Don't leave boxes under donation box
- Emails
 - Discount on dues paying in full
 - Santa reservations
- Set fall meeting agenda
- Finance
 - Operating Acct - \$70,542.58
 - Road Maintenance - \$42,503.24
 - Infrastructure - \$66,622.10
 - Loan Balance -\$141,961.75
 - CD- \$ (Matures 12/30/24)

Action items:

- Clubhouse parking log is not long term parking- Put note on Red explorer- 2 weeks and will be towed (send addresses for red explorer in parking lot and jeep on road)
- Sharon to call waste management to have them move the dumpster
- Lauren to create form for small business owners to submit their business to be posted on HOA website

Motion to close: Lauren Thomas, Ben Ellis 2nd 7:45PM