

The Meadows HOA Board Meeting  
12/5/24 6:00PM

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

Called to Order: 6:01PM Jon Lacey, Ben Ellis 2nd

- Maintenance updates
  - Sharon needs to call MUB to OK them turning on water for maintenance building.
  - Appalachian pest did final treatment of the year at clubhouse
  - In process of finishing christmas decor throughout neighborhood/clubhouse
  - Discussed permanent christmas lights due to a lot of the new strands we purchased last year now not working
    - Ben made a motion to purchase permanent christmas lights (up to \$700)- All in favor
  - All light posts are fixed on Eagle Dr.
  - Added millings around mailbox area on Eagle Dr. to help level it out
  - Aaron will be doing the mowing starting this year instead of subcontracting it out like prior years.
- Finance
  - Operating Acct - \$ 74,614.20
  - Road Maintenance - \$ 10,323.99
  - Infrastructure - \$ 58,883.49
  - Loan Balance -\$ 134,070.40
- Cd/Money Market for Roadway Acct
  - CD matures on 12/31/24. With current rates for cd, the bank doesn't recommend we reinvest in a cd as they are currently under 4% rates. Suggested putting money into a money market account. Will look into options in January.
- Pond/Roadway Agreement
  - Jon suggests that the pond be made priority. Awaiting a meeting to be set up with Stone Paving. Rick has sent Carl (attorney) the pond & roadway agreements for review. Rick will follow up with Carl next week if he hasn't heard back.

- Movie Theater
  - Will add this option to the amenities survey
- Street Signs
  - 18 street signs- signs will ship within a week
  - Will get ordered soon
- Breakfast with Santa
  - 12/8/24 10am-12pm
  - 32 RSVPs
- Cleaning Estimates (See attached)
  - Reached out to 7 business
  - Have received 2 estimates
    - LS Cleaning
    - Mountaineer Cleaning Maids - Laruen motions to approve this cleaning company- All in favor
    - Dierdra will reach out to cleaning company
- Amenities Survey (Dierdra)
  - Mailbox Shelter
  - Dog Park
  - Swing Set
  - Basketball Court Resurfacing/Pickleball Court
  - Sidewalks
  - Updated Street Signs
  - Street Lights
  - Game/Movie Area (lower level of Clubhouse)
  - Other/Fillable

Next Meeting: Jan 9th, Feb. 6th, March 18th

Motion to close: 7:08 PM Rick King, Lauren Thomas 2nd