

The Meadows HOA Board Meeting  
9/26/23 6:00PM

In attendance: Dierdra, Sharon, Chris, Rick, Lauren, Brittany, Ben

Called to Order: 6:15PM Chris- Sharon 2nd

- Discussion with Homeowner regarding their clubhouse deposit being kept. 5 windows were left unlocked, Trash with food in it left in can, folding chairs left out, dumpster unlocked.
  - Chris reiterated to homeowner that having the windows unlocked and trash/food in can is what warrants the deposit being kept and because we had the same issue when this homeowner previously rented the clubhouse is why the suspension was given.
  - Homeowner insists they did not use the windows during their event.
  - Homeowner also recommends homeowners having the option to do their post inspection walk through with clubhouse coordinator/board member. Board will discuss this option.
  - Ben motions to refund Homeowner deposit/reinstate privileges. Lauren 2nd, board votes in favor. This is agreed upon due to the being unable to watch camera footage to vet what the homeowner is stating.
- Updates from Aaron
  - Roof for check (dues) box is complete, Aaron will install soon
  - Ditch below on Birdie/MP is completely dug out- will complete when equipment is fixed
  - Grill will be installed at pavilion this week
  - Christmas tree/decor will be up prior to Nov 18th
  - Back door battery is low
  - Tree limbs on Par Ln near park will be trimmed
  - Eagle Dr tree behind sign will be taken care of
  - Board asked Aaron how he prefers us to send 'to-do' list so it is easily kept for all to reference. He prefers a list to be emailed to him so he can print it out- he will then reply to board with items he has gotten completed.
- Lauren makes motion that all board members have access to nest/ring/email accounts. 2nd- Dee; All in favor. Chris to change 2 factor on accounts to go to HOA email account, rather than a phone number
- Ben mentions the possibility of road maintenance fund needing 3 million to pave the entire neighborhood. We need to start thinking about ideas to generate money for this account. 2 ways to do this, cut somewhere/add more money coming in. Discussed possibility of refinancing the loan when rates come down. Also discussed getting clubhouse loan paid off as quickly as possible so that money can go into the road maintenance account every year after.
  - Discussed putting the \$5k from DR from sign to clubhouse loan
  - Deposits that are kept going forward will be put toward the principal of our loan

- Clubhouse Usage (Meadow Ponds/Dan Ryan)
  - We've been asked by Dan Ryan if they can rent the clubhouse in October (no date given yet) to host a Realtor event. Board agrees to rent upstairs of clubhouse for \$150 per hour to Dan Ryan
  - Stone Paving previously asked to use clubhouse for their HOA meetings. Chris will let them know during their next meeting (if asked) that we are open to letting them use it for their HOA meetings.

Action Items:

- Chris to send board members Log in/Password for Ring/Nest/HOA Email- Also change the two factor to the HOA email rather than a phone number
- Dee- Create/email Aarons to do list
- Dee- Estimate for trash cans for pavilion area

Motion to close: Lauren- Chris 2nd- 7:34PM