

The Meadows HOA Board Meeting
2/17/26 6:00PM

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

Called to Order: Dierdra Hunter, Sharon Mersing 6:04PM

- Maintenance Update:
 - Gym floor pads have been replaced
 - Finishing ceiling in dining area this week
 - Will begin painting walls next week

- Finance
 - Operating Acct - \$ 80,171.85
 - Road Maintenance - \$ 181,856.97
 - Infrastructure - \$ 50,894.79
 - Loan Balance - \$ 86,281.99

- Investing Road Maintenance funds
 - 5 year rate 4.95% fixed
 - 3 year 4.5%
 - Taxes would be deferred until end of contract
 - Can withdraw 10% without penalty
 - Not FDIC insured, it is insured through the bank & state
 - No risk in losing principal
 - Jon Lacey Motions to invest 175k (5 year @ 4.95%)
 - Lauren Thomas 2nds
 - All in favor

- Lawyer Updates
 - Bill Brewer (new lawyer) - has looked at our documents/pulled some right away docs. He thinks we have a case regarding the pond/road maintenance agreement
 - Bills recommends an updated pond study done

- Board will meet with him within the next couple of weeks
- Lots purchases from A&A
 - Haven't been able to reach Roger Ayers
- Emails
 - Tee Dr property line question
 - Pet waste
 - Street parking
 - Eagle Dr- Cat house question- not allowed
- Constant Contact Update
 - Sent to 202 contacts
 - 74% open rate 8% click rate
 - 2 bounced back- will remove these contacts

Next Meeting: Clubhouse Cleaning March 3rd & 9th @ 5:30, Board Meeting 3/17/26 @ 6:00

Motioned to Close: Dierdra Hunter, Brittany Adams 6:39PM