

The Meadows HOA Spring Meeting

5/7/23 5:30 PM

Board members present: Dierdra, David, Chris, Ben

Motion to start 5:33PM- Chris, Dierdra 2nd

Old Business (Chris)

- Maintenance Updates
 - Entrances landscaped
 - A/C units @ clubhouse needing replaced
 - Pond Survey/Drainage new neighborhood
 - Found new company- That fell through;
 - We are now working with another new company
 - Currently working on Pavilion 16x32 - On Meadow Ponds behind basketball court
 - Cleared off lot around pond on Oakmont (trees/entire lot) for possible future use
 - Brushhogged behind Tee Dr once- Planning to cut down trees in this area before spring to make it more accessible to maintain
 - Drainage issues around neighborhood fixed
- Proposed 2023 Budget
 - Sharon discussed the proposed 2023 budget
 - Dues went up- New amount \$693.72/yearly \$57.81/monthly
 - Budget passed due to us not having an 80% quorum. All in attendance approved of proposed budget
- 2022 Projects
 - Pavilion started
 - Playground
- Events in 2022
 - Back to School Bash
 - Harvest party
 - Holiday Cookie Painting
- Covenants vote
 - Board was going door to door to collect votes to work on changing the covenants
Dottie Nemitz- Par Ln. asks if this went through- It did not. Current covenants states that 100% of people would have to vote in favor; We did

receive 1 vote for No, so we have paused. We will be working on this going forward, trying to find a work around.

Eric Schroder asks the status on paving

- New range installed in clubhouse
- Clubhouse Reservationist
 - We couldn't find volunteer- Decided to pay \$25 per event
 - Lindsay Grose is new Clubhouse Reservationist
- Food Trucks being scheduled regularly.

New Business

- Donating to New Hill park (David) (if you use & would like to donate)
 - Kathy Tennant to speak from New Hill Park
 - Address to send donations to:
New Hill Community Park
24 Basswood St
Maidsville WV 26541
- Maintenance Updates (David)
 - Pond Survey
 - During their construction the new development tapped into our pond for drainage which has harmed our pond (beside clubhouse). The survey has been completed and has been sent to our legal council for review and recommendations for next steps to be taken. The survey will tell us what needs to be done to remediate the issues.
 - A/C Units Installed
 - Last summer the A/C units were not keeping up and it stayed hot upstairs. New A/C units have been installed by Appalachian Air
 - Aaron will continues working on drainage/ditch issues throughout the neighborhood
- Financial Updates (Ben)
 - See finance documents
- Vote for board members (Chris) - 5 spots up for election (will have 1 vacancy) We will need to collect 20% of the units need to vote for board members. *President & Treasurer are due for reappointment- Sitting board will vote to appoint these officers. Vote to take place at the first board meeting after the spring meeting. We will need 50% of the board present to vote. Results will be communicated out afterwards.* - If no quorum a survey will be published electronically and lastly door to door if needed.
 - Current members wishing to rerun

- Tim Sleeth
 - Ben Ellis
 - David Mittelmeier
 - Jon Lacey
 - Vacancy
- New neighbors wishing to run (Dierdra to read statement)
 - Debi Lewis
 - I am a West Virginia native and WVU alumni who has lived in Mon County since 1995. I moved to the Meadows in December 2021. I am a freelance graphic designer by trade, and I work from home. I also occasionally provide infant care. I responded to the notice that board members were needed because I want to help the development be as nice as it can be.
 - Rick King
 - I have been a part of the Meadows community since 2018 and live on Meadow Ponds Ln with my wife and 3 kids. I am a certified public accountant and have worked in this industry for about 25 years. I am currently the director of accounting for WVU Hospitals and UHA. Over my career I have worked in a variety of different industries and have worked in both private and public accounting. I spent about 5 years working for a non-profit managing their accounting and preparing their non-profit tax return. While on the board I would like to enhance the financial reporting provided to the homeowners and help provide more visibility into the finances of the HOA. I am confident that my accounting and tax experience would be an asset to the Meadows HOA and I look forward to working with the current board members and assisting wherever needed.
 - Brittany Adams
 - I am a teacher in Mon County and have lived in The Meadows with my family for 5 years. I am an active citizen in Morgantown. I would like to be on the board to help support our neighborhood and help bring improvements to the area.
- Legal Updates (Ben)
 - Pond
 - New Development has created some environmental issues with our pond beside the clubhouse. We have taken this to our legal council. A survey has been completed to evaluate the damage which has been done and the remediation steps that need to be taken. We do expect Stone Paving to correct these issues, or supply the funds for us to have this fixed. Ben feels, through conversations with our lawyer, that by the end of 2023 we should have a solid plan.
 - Roads

- A&A is not supposed to pave all of the roads until 100% of the lots are sold. There are around 5 plots that are probably unbuildable, but it would be required to be sold in order for the roads to have to be paved by A&A. We have been in touch with our legal council which has been very helpful. He feels we do have a solid case since these plots are uninhabitable, so we have sent a letter to A&A stating that we believe these plots are uninhabitable. If this fails we will then seek litigation. There should be a joint effort between us and the new development to maintain the portion of shared roads. There was supposed to be an agreement in place prior to them developing this joint entryway/shared pavement spaces, but this was not completed. Our legal council states they are at the mercy of us to negotiate those costs.
- Food trucks (Dierdra) -
 - Reach out to Jon Lacey wvuminer1983@yahoo.com if you want a certain food truck to come out. Jon is the designated person on the board who handles the scheduling.
 - Food truck during June yard sale
 - Cheese Louise
 - Wood Smoking BBQ
 - T&L
 - Rolling with Mama D
 - Della Mobile Food Service (Breakfast)
- Dan Ryan sign at main entrance: The sign was placed on our property without our permission. The board gave them an option to lease the space or to remove the sign. We are about to finalize an agreement. We decided upon Dan Ryan paying us \$5000/year for the sign to be there at front entrance. This year will be prorated for 9 months. Their initial offer was a \$1000 one time payment to which we negotiated to \$5k per year, they estimate the sign will be there for 4-5 years.

Dottie Nemitz: Realtor signs look tacky and wonder if we have decided to take those down. We have previously taken them down. We will ask Aaron to remove any that are currently there.

Neighbors in Attendance:

Ashley lacey
 Eric Schroder
 Erin Hall
 Sam Frasher
 Shannon O'Leary
 Dottie Nemitz
 Penny Turley

Motion to close: 6:13 pm Chris, David 2nd.

Board members highlighted in green are those who were voted onto the board via neighborhood vote