

The Meadows HOA Board Meeting
5/16/23 6:00PM

In attendance: Jon, Ben, Rick, Brittany, Sharon, Dierdra, Chris, Aaron

Called to Order: 6:05PM - Jon, Ben 2nd

- Officer Reappointment
 - President - Chris will remain President
 - Treasurer - Sharon will remain Treasurer
 - Board discussed having a backup person for officer positions
- Updates from Aaron
 - Lawn mower is fixed, new battery and 2 safety sensors \$60- Aaron will bill us for one hour for the payment to lawn mower repair person
 - Matthew Eddy got heat pumps- they are now gone
 - Will follow up with MUB to see what needs to be done to get water to the maintenance building.
 - Will order siding for the Pavillion
 - Got weed spray and has sprayed around the neighborhood & bug killer for ants in clubhouse
 - French drain around pavilion is dug out and partially finished
 - Leaking ceiling in the kitchen is actually water from condensation from the a/c unit. Aaron fixed this issue
 - Aaron filled large hole from pole being removed beside golf course (Par Ln)
 - To do's:
 - Fix lights around parking lot
 - Yard sale sign going up tomorrow
 - Will landscape around pavilion area so it is maintenance free in the future
 - Board asks Aaron to spray the sidewalk beside pond to clean the goose poo every other day
 - Board asks Aaron to pull all for sale signs at entrances
 - Will fill some of the bigger pot holes throughout the neighborhood with the asphalt patch that he has left; Board agrees for Aaron to purchase more so he can fill more holes
 - Mount TV in conference room
 - Aaron brought up purchasing removable speed bumps for in front of the basketball court/playground due to the number of children in this area- Board advises Aaron to get estimates for these
 - Jon is going to get quotes for fixing existing gates/relocating gates/replace entire fence
- Meadow Ponds inquiry (Dee)
 - Text received by the treasurer of Meadow Ponds development:
 - "Wondering if The Meadows would be open to this: 1- Allow Meadow Ponds homeowners the chance to rent the clubhouse. \$300 deposit, The Meadows keeps \$150. 2- Allow Meadow Ponds HOA to use the clubhouse for their meetings.
 - Let the Meadow Ponds treasurer know we may be interested in the future but The Meadows needs to meet with the developers regarding the road maintenance agreement/pond & drainage agreement needing to be signed prior

- to us deciding about clubhouse usage. These agreements were supposed to be signed prior to any building.
 - Ask who all is on the board/how many homes
- Meetings (Chris)
 - We technically only have to have one fall budget meeting per year- All board members present agree to one meeting per year due to extremely low attendance at the spring & fall meetings. This meeting will take place in the fall each year.
 - Chris will start posting our monthly board meeting minutes after all board members have reviewed and approved of the minutes.
- Dumpster (Sharon)
 - Make sure there is a key upstairs for homeowners to use. Lindsay will add to the checklist and/or start advising homeowners to use the key to dispose of trash after events.
- Legal updates (Ben)
 - Carl has drafted the letter for Stone Paving and A&A. We are waiting to hear back from Steve Prunty, if we don't hear back we are going to go ahead and send the letter to A&A. Ben has expressed to Carl that we want a solid date for the finalization of our roads to be paved. Carl is moving forward with sending the letter to Stone Paving for the pond.
- Financial Report (Sharon)
 - Operating Acct - \$71,920.45
 - Road Maintenance - \$173,726.62
 - Infrastructure - \$60,219.98
 - Loan Balance - \$197,775.27
- High Grass (Dee)
 - If a unit's grass remains unmowed we will cut grass and charge the owner for it after the first notice has been sent.
 - 321 Double Eagle- Will find out what bank owns the house and we will reach out to the bank to maintain the property
- Vote on Dan Ryan Sign (Chris)
 - All board members in attendance agree to sign the contract
 - \$3000 for this year, \$4000 going forward for placement of the Dan Ryan sign at the Meadows Ponds Ln entrance.
- Food Trucks (Jon)
 - Yard sale food trucks have confirmed- 4 total
- Clubhouse downstairs usage
 - Talked about pros and cons about opening up to the neighbors to come and go as they please with the utilization of a geo keys. Also discussed possibly giving a one year access to Meadow Ponds residents for a flat fee.

Next meeting: June 20th 6PM

Motion to end: 8:00PM Jon, Ben 2nd