

The Meadows HOA Board Meeting  
12/10/25 6:00PM

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

Called to Order: Jon Lacey, Sharon Mersing 2nd 5:58PM

- Maintenance Update:
  - Major projects for year is done
  - Caulked windows in upstairs of clubhouse
  - Clubhouse checked
  - Possibly replace foam under weights in gym
  - Painting upstairs as winder project
  - Aarons Contract- Jon motions to sign 2 year contract  
Lauren 2nds - All in favor
  - Brush/weed pile going up MP
- Finance
  - Operating Acct - \$ 24,402.32
  - Road Maintenance - \$ 179,100.01
  - Infrastructure - \$ 58,438.80
  - Loan Balance - \$ 92,058.00
    - Will look into Best Buy charges and myanswer.com
- Fire Extinguishers
  - Remove Tags- Jon will check yearly
- Lawyer/Covenants
  - Rick has reached out to a new attorney (William Brewer) as our current attorney has let us know there isn't anything further he can help us with
  - Carl thinks we can change covenants without hitting 100% due to a part saying we can change rules.
  - Ask new attorney their thoughts on our being able to change covenants

- Schedule time with William in January for meeting with board
- Clubhouse Clean Up
  - Table until January
- Email Distribution list
  - Constant Contact- Email system
    - \$12/month
- Vacuum -Cordless
  - Will purchase
- Parking- Oakmont
  - White Diamond Realty
  - Ben to reach out to Roger Ayers regarding vacant lot
- Blackstone
  - All in favor- Sharon will purchase
- Cleaning
  - Dusting, base boards, fans, windows (in/out), bathrooms
  - Monday at five new cleaner estimate
- Emails
  - Gym access
  - Lawn Care

Motion to Close: 7:45pm