

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