

## **Meadowpark Homeowners Association**

Board of Directors Meeting

October 29, 2024 @ 6:30 PM

Attendees: Steven Kot, Amy Innes, Toyia Bridge, Ruth Robinson, John Vincent

Motion to start meeting: 0631

**Approve Minutes of Last Meeting:** Amy motioned, Ruth second. All in favor.

### **Financial Reporting:**

#### **Annual Meeting:**

- Set date for Annual Meeting. – January 18<sup>th</sup> @ 0930
- Prepare budget to be voted on.
  - Recommend increasing savings to \$300k to have a money available to repair, fix, or replace roads (3 Boro Streets) and 22 parking lots. With increase of inflation and costs to maintain property. This will be a tough discussion at the annual meeting.
  - 10% increase in HOA dues. \$15,581 in additional funds
- Promote upcoming MP HOA board elections. Have three seats opening on the board.

#### **Grounds:**

- Tree report (Russ):
  - Bid of \$2,000 to trim 2 large limbs from the big pine trees in the alley of 4713 cluster.
  - Tree Trimming quote to trim trees on the Boros is \$900. Voted via text with Monty, Ruth, Russ, and Toyia voting in favor. Amy abstained. Motion passed.
- Selling A street lot and lot north of clubhouse update – No update.
- Turning streets (Foxboro Ct, Kingsboro CT, Hillsboro Ct) over to city – no update.
- (Monty) Estimate to purchase crushed granite for three homes – no update.

#### **Playground (Toyia):**

- Monkey bar system is still in production. Will not be able to install until equipment is received.
- Estimate to install a 3-foot or 4-foot black metal bar fence completely around the playground.

#### **Clubhouse:**

- Make keycard system available from house, instead of only at clubhouse (Pending).

#### **National Night Out:**

- National Night Out event was very successful. We had approximately 65 attendees and residents gave very positive feedback. A huge thank you to everyone who assisted with this event and a thank you to Alana Kot for volunteering to coordinate this year's event.

#### **Pool:**

- Pool deck area needs some small repairs and could be sealed to have a uniform color.
- Emergency 911 call button (Pending)

**Sports Court:**

- Pickleball Overlay is scheduled to be done in December 2024. Cost estimate is \$600.

**Architectural:**

- Inspection of residents to ensure compliance and issue violations (Steven)
  - Date for inspections moved to November.
  - Steven and another volunteer to do inspections
  - Rent a dumpster and place in common area for residents to prepare for inspection (Estimate \$500) Motion to approve by Toyia, Amy second, motion passed
- (Steven) A simplified checklist to do the inspections from Covenants – Considering only major issues (Reminder we cover expenses up front).
  - Debris/trash.
  - Dead Trees.
  - Overgrown flower beds.
  - Broken fences.
- John will send out an email in the weeks prior that will notify residents about the inspections and Steven will post on website.
- [REDACTED]

**Old Business:**

- Changing Covenants (Steven)
  - Change architectural approval wording.
  - Add fines table instead of suing for repairs.
  - Add language to deny Airbnb/Vrbo.

**New Business:**

Motion to close meeting: 2035 – Ruth motioned, Russ second. All in favor.