

Meadowpark Homeowners Association

Board of Directors Meeting

September 26, 2024 @ 6:30 PM

Attendees: Steven Kot, Amy Innes, Toyia Bridge, Ruth Robinson, Montre Duncan, John Vincent (Bus Mgr)

Motion to start meeting: 6:30 pm by Ruth, Monte second, motion passed

Approve Minutes of Last Meeting:

Approve July Meeting Min (internal and external) Motion to approve by Toyia, Ruth second, motion passed.

Approve August Meeting Min (external) Motion to approve by Ruth, Monte second, motion passed.

HOA Monthly Meeting:

- To discuss a specific week for meeting instead of last Thursday of month. Change Q4 meeting to third Thursday of each month (10/24, 11/21, 12/19)
- Next meeting will be held on October 29th.

Financial Reporting:

- General Finances: Joh Reported that AR is down to just a handful of residents and a total of just around \$16K with almost half being the three largest offenders. Letters to next 4 largest balances went out on 10/4/24. Invoicing going out on 10/1.
- Emails from residents to Board Members: Steven instructed all to address them with professionalism and courtesy to avoid any awkward scenarios.

Grounds:

- Tree report (Russ):
 - Voted on September 16th – Motion to allow H&R Tree service to trim 10 trees (which are touching or at risk of touching residents roof) for a total of \$4,000. Motion passed with Majority Yes votes.
 - Bid of \$2,000 to trim 2 large limbs from the big pine trees in the alley of 4713 cluster. Board decided to wait for these until a later time
 - Request to approve a bid from H&R for tree work for a total of \$3600 – Motion to approve by Monte, Ruth Second, 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. – Still waiting on the estimate Board decided to table until spring
- Dog Waste stations (Monty) – Have arrived, Motion to approve locations by Amy, Toyia Second, motion passed
- Boydston's Pest Control (gophers) _ they will work to keep our service and price the same per Monte

Playground (Toyia):

Voted via text on September 10th - Steven notified that an email was sent with a new quote for playground additions and that a vote was needed. Quote was for a total of \$12,616.54, with \$6436.54 being due immediately upon approval. Majority approved, motion passed and first payment made.

- \$6,436.54 – Playground equipment (including shipping)
- \$1,600 – Remove dirt, grass, concrete for playground expansion
- \$1,080 – 10 yards of pea gravel
- \$3,500 – Triple T Fence to install playground equipment
- \$12,616.54 – Grand Total

Steven mentioned that there will be an extra \$5K of charges for this that will come on for random things (A border being one of them)

Clubhouse (Ruth):

- Club rentals by non-resident but has a relative that is resident. – Ok to do
- Owners notifying Business Manager of renters (address, name, and email)
- Make keycard system available from house, instead of only at clubhouse (Pending).

National Night Out (Steven):

Voted via text on September 12th. Steven emailed plan for National Night Out for a total of \$1483.68. Motion passed with majority yes votes.

- \$638.68 - Food Truck (for 50 ppl - Cheeseburgers and hotdogs with chips)
- \$125 - Bounce House
- \$300 - Face Painter
- \$270 - Balloon animal Artist
- \$150 - Drinks and Misc
- \$0 - Shaved Ice Station (Donated by Harris family)

\$1483.68 Grand Total

Another \$300 will be needed to increase food to meet demand for NNO

Pool:

- LED Lights installed.
- Emergency 911 call button (Pending)

Sports Court:

- Overlay
Pickleball striping now being scheduled for November due to delays by contractor.

Architectural:

- Inspection of residents to ensure compliance and issue violations (Steven)
 - Date for inspections (End of October)
 - 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] ■ [REDACTED]
[REDACTED]

Old Business:

- Changing Covenants (Steven)
 - Change architectural approval wording.
 - Add fines table instead of suing for repairs.
 - Add language to deny Airbnb/Vrbo.
- Website update (Steven)
 - Publishing August meeting minutes after approval today.
 - Steven purchased an events calendar for the website \$103.92 yearly fee. - Paid

New Business:

Motion to close meeting: 8:40 pm, Motion to adjourn by Ruth, second by Toyia, motion passed