

Meadowpark Homeowners Association

Board of Directors Meeting

December 19, 2024 @ 6:30 PM

Attendees: Monte, Amy, Ruth, Steven, and Claricia were in attendance.

Motion to start meeting: 6:45pm Amy motioned to start meeting, Monte second. All in favor.

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

Financial Reporting:

- Welcome new Business Manager, Ms. Claricia Lawrence.
 - Started on December 9th

Annual Meeting:

- Promote upcoming MP HOA board elections. Have three seats opening on the board.
- Complete Annual meeting packet.

Grounds:

- Tree report (Russ): None.
- Selling A street lot and lot north of the clubhouse update. No update available.
- (Monty) Estimate to purchase crushed granite for three homes. On hold.
- (Monty) Cement Slab Project - \$1,000 to move cement slabs around the tennis court (in a mosaic tile style) using sand to level the ground. The cost to remove concrete is ~\$3,000. Amy motioned, Ruth second. All in favor.

Playground (Toyia):

- Monkey bar system has arrived. Triple T fence will install in the beginning of new year.

Clubhouse:

- (Steven) Make keycard system available from house, instead of only at clubhouse. Still pending.
- (Monte) Clubhouse chair covers/replacement - \$780. Amy motioned, Ruth second. All in favor.
- Power was shut off to clubhouse for late payment. Steven paid late payment from HOA bank \$169.60 at 2pm on December 17th. Confirmation code: 4483BD262F84. Champion said it will take 4 to 48 hours to restore power. We must change email and phone number on file. To do so, we must submit it in writing on a Meadowpark HOA letterhead.

Pool:

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

Sports Court:

- Pickleball Overlay has been shifted to 1st quarter of 2025 – already approved. Cost estimate is \$600.

Architectural:

- Inspection of residents to ensure compliance and issue violations (Steven)
 - Date for inspections moved to Spring.

- Steven and another volunteer to do inspections
- (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.

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:

- Noise violation by Tailgate Entertainment Venue. The Tailgate continues to violate the City of Midland's noise and disturbing the peace regulations. Many MP residents have complained about this ongoing issue. Board recommends residents to contact city to make complaints.

Motion to close meeting: Ruth Motioned, Amy Second. All in favor.