



Board of Directors Meeting
January 20, 2021 7 pm
GoToMeeting Virtual Platform

Called to order at 19:00

- **Directors in Attendance:** (8): Jacob Andersen, Eugene Winter, Anne Thomas, Rod Segraves, Marsha Binder, Scott Kingsford, Sharon Shutts, David Jesse
- **Absent:** (1) Jeanette Nall

- **4 Degrees Team-** Christina & Monique

- **Financial Review-**
 - **Meadowwood**
 - Operating \$91,028.54
 - Reserves \$56,572
 - Savings \$51,489
 - **Garden Ridge**
 - Operating \$37,34
 - Reserves \$30,777
 - Savings \$30,464
 - **Gray Hawk**
 - Operating \$20,713
 - Reserves \$10,636
 - Savings \$4,643
 - **Rocky Hill**
 - Operating \$65,395
 - Reserves \$19,434
 - Savings \$83

- **Financials-** Financials were reviewed by 4 Degrees, with no questions from Board. Owners have been paying on time and little or no new delinquency issues have risen. Management will continue to work on building communications with owners who have been delinquent to make these accounts current.

- **Officer Appointments-**
 - **President** - Anne was nominated by Marsha, with Scott providing a second. Sharon self-nominated with Eugene providing a second. The board held a vote with Anne being voted in to serve as President.
 - **Vice-President** - Rod made a motion for Scott to serve as Vice President, Anne provided a second to this motion. Jacob made a motion for David to serve as Vice President, with Sharon providing a second. The Directors voted, with resulted in a tie. Scott withdrew his name from consideration and David accepted the position to serve as Vice President.
 - **Secretary** - Marsha made the motion for Scott to continue to serve as Secretary for the association, with Rod providing a second to this motion. The motion passed and Scott will continue to serve as Secretary.
 - **Treasurer** - Scott made the motion for Marsha to serve as Treasurer, with Anne providing a second. The motion passed unanimously & Marsha will serve as Treasurer.

- **Project Review-** More to follow in February regarding timelines & projects.

- **Snow Removal Recap-** Board reviewed performance of the Snow Removal Vendor thus far. First removal went well, but the latest snow fall was not to expectations. Board has asked all invoices to be sent to the Treasure for review prior to payment.

- **2020 Audit** – The 2020 audit has been started with Magnuson, McHugh & Company. Expect completion in March.

- **Rocky Hill Pets** – Pet waste is becoming a large issue in Rocky Hill & throughout the community. Management will be bringing additional information to the meeting in February.

- **Fine Waiver Request** – (23218) Homeowner requested the garbage fine that his tenant had received be waived. Jacob made the motion to waive all fines, with Marsha providing a second. The motion to waive the fine passed unanimously.

- **Items Voted & Approved Via Email-**
 - Previous meeting minutes

- **Concerns from Owners in Attendance & Open Discussion-**
 - **Sharon** – Request form to add agenda items.
 - **Board Response-** Contact@Meadowwoodhoa.com email address is sufficient for the homeowners to use to address concerns at this time. Information could be more widely shared on social media, rather than assume that people are looking at the website for information.

- **Sharon-** Reserve study not yet posted from 2020
 - **Board Response-** Scott will post the reserve study to the HOA website. It was an oversight that it had not been previously posted.

- **Marsha** – ARC Relationship fine tuning with Greenstone. Ironing out the process for enforcement & notifications to the association.
 - **Board Response-** Marsha, Scott & Eugene will be spearheading this project so that the Board & Management company can have a smooth process for enforcement of ARC rules, going forward.

Meeting adjourned at 20:00