

Meadowwood HOA

Minutes- BOD Meeting

Sept. 15, 2021

Meadowwood Technical Campus 24001 6SE door

Directors Present: Eugene Winter, Marsha Binder, Karen Pagliaro, Sharon Shutts, David Jesse, Jacob Andersen

Directors Absent: Scott Kingsford, Rod Segraves

A quorum of the Board was present. David Jesse VP called the meeting to order at 7:00PM

August Minutes approved via email

Financial review: Aug. 31, 2021

Community	Operating	Reserve
Meadowwood	\$149,484	\$122,099
Garden Ridge	\$34,257	\$66,693
Gray Hawk	\$9,296	\$22,490
Rocky Hill	\$76,243	\$24,931

New Business:

- **Snow Plow Contracts** for 2021-2022 Season. Discussion on C&C yard contract; need to be able to compare to last year's contract of C&C. The contract needs to be approved by Oct. 15. Board thought we should see if there are any other companies that would like to bid this project. Marsha said she would contact RMC for recommendations on snow plow companies.
- **New Management Company:** The two companies that were discussed was Rockwood and Sentry. There was a great deal of discussion from Board and members that were present. David Jesse made a motion to accept the Rockwood Management Contract; the motion was seconded by Jacob Andersen. The Board Action passed unanimously.
- **Discussion of the Accounting Service Only contract:** Karen Pagliaro made a motion to accept the contract from Ponderosa. Second was Jacob Andersen. The Board Action passed unanimously.
- **Capital Improvements-Park Enhancements** will be discussed more at October board meeting.
- **Reserve Study- Pumphouse Park:** Discussion postponed until October board meeting.
- **Vote HOA Now:** Sharon has talked to the manager of the company and received the renewal notice for the 2021 year. The cost will be \$1215 and we need to inform them of new number of homeowners (1447). Marsha Binder made a motion to approve this price and renew this contract. Eugene Winters second this motion. The Board Action passed unanimously. This needs to be done by 10/8/2021. Jacob Andersen suggest that we need to add the terminology in our By-Laws for electronic voting.

Unfinished Business:

- **Grayhawk Separation:** Sharon reported that all 22 homeowners had signed their form and it was sent back to the lawyer. Jennifer, our lawyer emailed to Sharon the next step after getting the forms is to draft a document removing Grayhawk. The Board by resolution approves the document. Each homeowner in Grayhawk must sign the document. Then the Association votes to approve the resolution. Sharon said she will call the lawyer for more clarification. Cost of this to Grayhawk homeowners is estimated at \$3000.
- **Pumphouse Park Slide:** We have contacted several times the Intermountain Playground Co. still waiting to hear of the delivery date of the slide. Slide was to be shipped on Aug. 15 but when questioned on Sept 13 it had not

arrived. There was some discussion of getting more neighbors involved in the decision-making with their ideas for their children.

- **Five Fingers Mud Blog:** Nothing more has been done on that.
- **HOA and Resident Sidewalk:** HOA sidewalks have been reviewed, according to Christina have been viewed and repaired. Residential will not get done this year.
- **2021 Reserve Study Update:** The board discussed and thought it was not necessary to have a one year report issued this year as little has changed on the reserve study. The Reserve study is long range planning.
- **Preble Storm Fence Painting on Molter:** The estimate was approved early and we don't have the date the project will be completed.
- **Garden Monument Sign:** is on hold for the time being. Christina asked Preble to contact us but no contact has been made by Preble.
- **CCR review: Pamphlet:** Pamphlet was handed out and we went over the different amendments with comments Sharon received from the Lawyer at 5:00 pm before the meeting. Sharon said she would call Jenifer in the morning for clarification on the different issues that were brought up. Jennifer did not respond to the question of cost for CCR review. It would be hard to do without the vote to know how many amendments there will be.

Open discussion:

- Ladies that live on the corner of Sawgrass/Oakmont in the Garden Ridge area have said they have reported to management a few times the "alligating" of the asphalt and the pooling of water this time of year with freezing in the winter. **This is a safety issue that we need to look into.**
- Several members brought up to the board the need for more OPEN communication from Board to members. One member said a letter/email telling everyone that there was going to be a change in management would have gone a long way toward the Goodwill of the community.
- Other suggestions were a monthly "touch base" type letter or newsletter to just keep Board and members connected as a community.
- Several suggested looking into separating the HOAs and making smaller groups as this HOA seems unmanageable.
- Term Limits was brought up by one member.
- Karen suggested Zoom/virtual be added to the present meetings as there are members who can't make the physical meeting for various reasons.
- Eugene Winter suggested a "TO DO LIST" of projects. Sharon has a project chart that she will update and share with the board. Scott has been keeping one as well. Marsha suggested that the Agenda is another way to track projects.

Adjournment 9:10pm