

2021 Annual Meeting Minutes

November 17, 2021 @ 7pm via GoToMeeting



Call to Order: 7 PM

No quorum was reached for this meeting but with no actions subject to member vote, lack of quorum did not prevent the Board from providing an informative meeting. There were 50 participants on the remote meeting.

2020 Annual Meeting minutes were drafted, approved and posted to the website last year.

GrayHawk (The Greens) Update: The 22 homes on Pinehearst have separated from MeadowWood. They completed the process to revert to their own HOA in October of this year.

Financial Review:

2022 Budget Discussion

- Without 51% of the members present to reject, the 2022 Budget is hereby ratified.
- The HOA is comprised of 1283 homes + 81 Garden Ridge + 61 Rocky Hill townhomes and cottages. Garden Ridge and Rocky Hill receive additional services so they pay an additional assessment but everyone else (the Main) \$22/mo or \$264/yr
- Anticipated utility increase around 3.5%.
- Management contract increase with increased services.
- Garden Ridge assessment will increase \$25/quarter for Garden Ridge.
- Rocky Hill Townhomes & Cottages assessment will not increase

Questions

- MeadowWood Main plows common area pathways that children use to and from school. This explains the snow removal line item despite no private roads that the HOA needs to clear.
- Why did the Board reduce from 9 to 5 Directors? The Board researched and determined the most efficient and effective Board is comprised of 5

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Directors so a vote was held and the decision made to reduce the size of the Board.

- Scope of work and level of service impacts snow removal rates in Rocky Hill and Garden Ridge; the Board can make the scope available to members if requested.
- The meeting was hosted online to avoid restrictions imposed by the Governor that may prevent members from attending.
- 97 ballots were submitted in advance of the meeting and 3 attendees submitted rejections via the meeting chat. With only 100 rejections, the 2022 Budget is hereby ratified.

With no other business rightfully brought before the members, the meeting was adjourned at 8:34pm.

Respectfully submitted,
Melissa Owens, AMS, CMCA
Association Admin, RPM