

THE MEADOWS HOMEOWNERS ASSOCIATION
Minutes of General Membership Meeting September 11th, 2019

Call to Order:

- A general membership meeting for the Meadows HOA was held on September 11th, 2019 at the clubhouse. The meeting was called to order at 7:06 PM.

Attendance / Quorum:

- Brenda Fisher-Meibos, Linda Cooper, and Dixi Staker were in attendance. Heather Gillespie and Brooke Moxham from Alliance Property Management were also in attendance. Tammy Tueller; Unit 08D, Linda Cooper; Unit 21A, Mindi Dyson; Unit 32C, Jodi Shupp; Unit 39B, Chelsea Lecker; Unit 40C, Kelly Skidmore; Unit 55D, Susan & Wayne Fowler; Unit 68A, Brian Johanson; Unit 79D.

Minutes of May 21st, 2018:

- Minutes were reviewed from the general membership meeting held September 21st, 2017. Dixi Staker motioned to approve the minutes, Brenda Fisher-Meibos seconded the motion. Vote was unanimous.

Financial Report:

- Overall, the association is in a good position. Alliance is seeing expenses increase for buildings and insurance is going up slightly this year. There is a \$600 increase for annual premium. Additionally, the utility cost is increasing. Over last year, sprinkler repairs and maintenance cost are increasing. Hourly rate and repairs have increased. Sprinklers will probably continue to increase as they get older.
- Reserve study states that the association should be at \$550,000 and right now the association is at \$215,000. This is a concern for the board and management due to the aging property and large common area expenses.
- The association budget is found on Alliances' website or residents can contact Alliances' office for monthly and quarterly financials.
- A resident questioned if Alliance anticipates the HOA to stay the same or increase? The biggest factor is landscaping and snow removal cost. Also depends on how driveways affect the reserve account. Within the next year or two there will have to be an increase. The final budget and 2020 estimates will not be approved or reviewed until November. Advised to plan on an increase within the next two years and would be reviewed by the board.
- Financial report approved by Dixi Staker and seconded by Brenda Fisher-Meibos.

Manager / Board Report & Owners Forum:

- Doc revisions and updates. Updated quorum requirements. Requirements were previously 25% and are now voted to 10%.
- Installed pet waste stations. Thus, decreasing pet waste violations, a considerable amount.
- Redoing the North facing driveways, trip hazards, chipping, cracking. Approved to do this fall and is in progress.
- Going into next year, there are ongoing expenses. There will be more maintenance requests regarding roofing and siding repairs. Expecting more thru the coming years, Alliance will be keeping an eye on cracks on the silicon and re-striking.
- Landscaping bids have been collected. Green keepers has the lowest bid again. They have been working for this HOA for about 12 years now and have been addressing our problems. A resident commented that after the grass gets cut, it is not being blown off leaving a mess on porches and back patios. Alliance will follow up with Green Keepers.
- A resident asked how often the board meets; the board meets quarterly and these are open to the residents to attend. The annual schedule is found on the website.
- Concerns with the pool expenses were brought up since there were a lot of expenses for it in '17 and '18. Alliance explained that there has been a lot less maintenance concerns and violations this year. The association got a new pool cover and boiler. It is a possibility to reseal and repaint the pool in the spring.
- Alliance drives the property on a regular basis and there are still parking violations happening such as parking on red stripes or blocking access. Alliance informed residents that if they see something to do something by taking pictures, contacting Alliance or Love Towing directly if access is being blocked.

Election and Installation of New Officers:

- There is the option to reelect Linda Cooper or open her position for a two year term. Dixi Staker is up for a three-year term or someone can nominate to take her place.
- Board members represent community and make decisions for community financially and otherwise does not take things personally. Board members want to be on the board to get one agenda item taken care of and Alliance asks that that not be the case and that you represent your community as a whole. Members must meet quarterly or have conversation over text or email, and occasionally vote over email. Duties include managing the clubhouse and reservations, collect deposits, and make it clean. There is an HOA email so residents may contact thru email with concerns or complaints. Something regarding Alliance goes thru the board as well as Alliance.
- Linda Cooper and Dixi Staker are willing to stay on the board if they are nominated.

- Brenda Fisher-Meibos nominates Linda Cooper, motion is seconded by Dixi Staker. Linda accepts nomination.
- Resident questions why there is a two year and a three-year term. Linda's position could not be filled last year so her term is now a two year. Brenda's term is up next year, then Linda, then Dixi.
- Brenda Fisher-Meibos nominates Dixi and a resident second the motion. Vote was unanimous.

Adjournment of Meeting:

- Heather Gillespie motioned to adjourn the meeting; with no objections the meeting was adjourned at 7:22 PM.

NOTE: These minutes were taken at the most recent general membership meeting and have not yet been formally adopted by the membership.