

**MEADOWS HOA BOARD MEETING
December 6, 2018**

Wayne Stefani called the meeting to order at 4:00 PM

Roll Call:

Vice President: Wayne Stefani
Recording Secretary: Mary Wright
Treasurer: Marianne Mclean

Board Members excused: President Walter Bailor, Vice President/Communications Secretary Tom Terbrack.

Special Guest Richard Davis, incoming Vice President/Landscape

John DeTusa turned in his letter of resignation as Treasurer effective December 6, 2018.

Treasurer's Report

Marianne Mclean gave the Treasurer's report that showed total assets of \$125,470.52 and includes operating cash of \$20,856.03, CDs of \$78,102.98, capital reserve of \$20,856.03 and accounts receivable of \$162.80.

Lynn Garcia our comptroller will let Marianne know what papers need to be signed by the new Board members. Lynn signs the checks for the Meadows HOA after Marianne sees the invoice and approves it (if the amount is under \$5000). A copy of the checks and invoices are then sent to Marianne.

One of the CDs is due in January 2019 and Marianne will look into rates and renewal. Currently the rates are 1.5% or better and she will look into whether to renew for 2 or 3 years. She will find out about the new officers signing any necessary documents.

John Detusa discussed the power washing of the roofs and gutters that he had negotiated before he resigned. Steve's Painting and Power Washing will be doing the work at a cost of \$300/house for a cost of \$15,300. The operating cash covers this cost. The operating cash is only used for washing the roofs and painting the houses. It will be a hard wash. John was not able to secure a reasonable contract with a soft wash company. They will be starting the washing on January 28. Each homeowner needs to have the water turned on or their roof will not be done. The houses are due to be painted in 2022 unless they are in such condition that we can wait until 2023. This is a 7-year schedule, wash and paint, then wash roofs 4 years later, then paint again 3 years after that.

Approval of Minutes

November 8, 2018 minutes were approved.

Old business

Landscape: Wayne is leaving the Board and Dick Davis is taking his place. The mulch was applied with complaints from 2 residents that they did not receive enough mulch to cover their beds. Pinnacle was contacted and corrected the problem. Resident's complaints about Pinnacle are that they don't trim the palm trees. It is stated in the contract with them that they do not trim any trees over 14 feet. A new 2-year contract has been signed with Pinnacle. It was discussed in the future meeting with the Fairways and Solana representatives to compare contracts.

The insurance companies have settled the lawsuit against the HGRD by a Meadows resident for a sum of \$10,000. The Meadows and its insurance carrier were not involved.

New Business

Discussion was held regarding the need for the minutes to be sent to all residents. Currently they are available only through the Heron's Glen website and it is very tricky to negotiate the site to find the minutes.

Discussion was also held regarding the need for an agenda to be available to all Board Members the week before the meeting and to have copies available at the meeting for attendees. It is felt we need to follow formal rules for running meetings.

Marianne stated a need for a welcoming packet to be given to all new Meadows residents. Most of the Realtors do not provide helpful information such as when is garbage pick up, who are the Board members, etc. Marianne will get a packet that Solana residents receive when they move in. We can create our own and have a few volunteers to work on that and welcome the newcomers. Any suggestions or help on this, please contact Marianne or Mary.

On behalf of all residents of the Meadows, I want to thank Wayne and John and Gary for all their hard work on the Board these past few years.

Next Meeting

January 17, 2019 at 4:00 PM in Activities Room A. This is our yearly HOA Meeting, please plan on attending.

Meeting adjourned at 5:00PM

Respectfully submitted,

Mary Wright
Recording Secretary