

# MEADOWS ANNUAL BOARD MEETING

## January 25, 2024

President Mary Wright called the meeting to order at 3:30 p.m.

**Roll Call:** Secretary Susan Kane called the roll. Present: President Mary Wright, Treasurer Nancy Raczka, VP of Communications John DiTusa, V.P. of Landscape Mary Pickett all present.

### **Approval of Minutes from The Meadows Annual Board Meeting 12/21/23**

Minutes stand approved as presented.

### **President's Report**

Welcome everyone and thank you for coming.

As the year begins 7 homes were scheduled for roof cleaning this year. The schedule of every 4 years a home can have its roof cleaned is working well. The Board decided last year that due to the varying ages of original roofs and newer roofs, this would be the best way to handle it.

We will be passing out copies of the rewritten Covenants, By Laws and Articles of Incorporation. We also have a synopsis of the changes for those who do not want to read them in entirety. We printed 20 copies because we didn't think everyone would want a copy. If someone wants to read them and not keep them, they can pass them on to someone else. This is a cost savings. The ballots will be hand delivered (or mailed to anyone not currently in the Meadows). ***We are requesting the ballots be returned to a Board member by March 1.*** We need 39 yes votes to pass. If you do not vote it is counted as a no. So please vote yes. If you have any questions contact a Board member or the other members of the Rewrite Committee, Marianne McLean, Barb Mackey or Ellen Lighthall. Attorney Tom Hart was instrumental in helping with these rewrites.

The Meadows is looking good. Juan Mateo continues to do a great job. Orkin was sold to Tru Green and hopefully they will do the same outstanding job Orkin did. We will keep a watchful eye on this.

We will be discussing when to paint the houses. Because of our money being tied up in CDs it will not be this year. If we do it next year, we will probably need to raise the quarterly assessment to replenish the reserve account.

This Spring we will have our annual Meadows Picnic. It will be in the Via Athena cul-de-sac. If you live on Via Athena, bring an appetizer or entree, Athenian residents a desert or salad. Bring a chair and your drinks. Plates, silverware and napkins are provided. We will need some tables. More information will be forthcoming.

Respectfully,

Mary Wright  
President Meadows HOA

**Treasurer's Report: N. Raczka**

**January 2024 Meadows Annual Meeting - Treasurers Report**

<b>Meadows Financial Report</b>				
<b>As of November 30, 2023*</b>				
	<b>As of November 30, 2023</b>		<b>As of October 31, 2023</b>	<b>Comment</b>
Due from Herons Glen Accounts Receivable		-\$536.70	-\$416.70	
FineMark Capital Reserve		\$18,694.59	\$18,679.23	
FineMark Operating Cash		\$25,841.15	\$34,881.17	
BMO Harris CDs		\$103,699.30	\$103,320.30	
<b>Total Assets</b>		<b>\$153,253.00</b>	<b>\$162,812.35</b>	
* December 2023 Financials are not yet available				
<b>Invoices and Upcoming Expenses</b>				<b>Comment</b>
Accounting Services for December 2023		\$382.22		
Landscaping - Juan Mateo December 2023		\$2,550.00		
Tru Green December 2023		\$2,692.79		Formerly Orkin
Mold Mangers		\$1,750.00		Roof Wash
<b>Transfers</b>				<b>Comment</b>
To Capital Reserve		\$1,017.96		In January 2024

**Other**

At the end of November 2023, the Meadows was \$206 worse than budget. The revised Articles, By Laws and Covenants have been finalized and printed. Distribution for voting begins today, ends March 1. The new Orkin/TruGreen charge every other month is \$2,692.79, roughly an 8 % increase. The budget assumed an 11% increase. Because we stayed with the pine straw, our Meadows fees were flat for this year. We also utilized the monies from our invested CDs to augment our operating expenses.

**Landscape Report: M. Pickett**

*TruGreen* has taken over from Orkin and their service will begin in February as we do not have a current schedule yet. The services they provide will consist of BOTH a granular (gets down under the grass for grubs and chinch bugs) and a liquid application, whereas Orkin provided the liquid only. TruGreen will be slightly more than Orkin for the year; between \$500-600.00. We have the Commercial Division of TruGreen vs. their Residential Division providing our services.

**Juan Mateo** continues to do the trimming of shrubs and tress under 12' and the spraying of weeds. He has one year remaining on his contract.

**Southeast Spreaders** will be contacted in February to secure a date for an October delivery of pine straw. The extra that was ordered last October seemed to be enough for everyone. There were no complaints regarding the amount of pine straw per residence. Based upon that, the same amount of pine straw will be ordered for this year.

**Communications Report: J. DiTusa**

Alphabetical order was utilized for the roof washing and seven homes were completed. The list will be in reverse alphabetical order for next year's list and all of this information is maintained in a spreadsheet. We currently budget for fifteen houses per year. Mold Manglers explained that black mold will eat away at the color underneath on the roof tile and re-painting of tiles would be the homeowner's responsibility.

**Old Business**

None

**New Business:**

**House Painting** will not be done this year due to our budget cycle. We did receive an estimate of \$90,000.00 for painting all of the homes in the Meadows. From a financial perspective, Spring of 2025 would be the earliest time we would be able to paint the homes. We are targeting \$94,000.00 for painting for Spring of 2025 from the following: \$60,000 from three CDs that mature in 2024, \$19,000.00 from Finemark Capital Reserve account, and \$15,000.00 from operating cash. We will have to examine our Meadows finances and plan accordingly for the future which *will* include a fee increase for next year.

Gary Wright, Nancy Razcka and Nicole Wilkin have volunteered to research paint colors and estimates.

***Rewritten Covenants, By Laws and Articles of Incorporation***

A suggestion from a resident in attendance was made from the floor asking that a succinct explanation be sent out to residents outlining the changes that were made and emphasizing the costs that we have already incurred (\$4,000.00 in attorney fees, \$70.00 in copy fees) in order to complete this project.

Board Members will be going door-to-door to hand deliver ballots and answer any questions residents may have regarding the importance of completing this project.

***We need 39 YES votes in order to pass this. Residents who do NOT complete the Ballot are counted as a NO vote.***

***Annual Meadows Picnic is March 2, 2024 @ 3:00 in the Via Athena cul-de-sac.***

***Next Meeting is February 15, 2024@3:30 in the HOA Conference Room off of the Lobby in the Clubhouse.***

**Meeting Adjourned @ 4:35 by President Mary Wright**

Respectfully submitted,  
Susan Kane  
Secretary