

## MEADOWS HOA ANNUAL MEETING JANUARY 28, 2021

President Wayne Stefani called the meeting to order at 4:00 PM in the Ballroom.

Secretary Mary Wright called the roll: Present were Wayne Stefani, Marianne McLean, Tom Terbrack and Gary Wright.

The minutes of the December 17, 2020 meeting were approved.

### **President's Report: Wayne Stefani**

Welcome everyone and thank you all for coming. For those who I haven't met, my name is Wayne Stefani, President of The Meadows of Herons Glen. Your Board thanks all of you for your continued support during this difficult year. None of us knew just how difficult 2020 would be when we met last January. First and foremost is the "Covid Pandemic" which has affected all of us in one way or another. It has literally changed the way we live today and how we now approach managing The Meadows. Early on we held meetings in driveways or garages, then moved on to "Zoom" meetings in order to be safe from exposure, and now it's masks and social distance as witnessed here today.

Second challenge was a serious conflict with our landscape contractor. For almost two months we tried to negotiate a workable solution to no avail. Finally, with legal help, we negotiated a buyout of the contract and parted ways with Pinnacle.

This conflict resulted in another pressing problem, finding a replacement landscaping company mid year. Our yards were suffering from lack of trimming, herbicide treatment and fertilization for two months. With the hard work of our VP in charge of landscaping, Gary Wright, and support from the rest of the Board, bids were received, interviews were done and new contractors were hired and began service in September.

All of this turmoil resulted in having to increase our assessments significantly in order to maintain proper capital reserves for future maintenance obligations such as painting, etc. Going forward we are working very hard to limit future increases, however, we should expect a small annual increase in order to keep up with inflation.

Each of our Board members will present a more detailed report on finances, landscaping and general Board activities.

At the end of this general, annual meeting, the Board will be holding an executive meeting to select Officers and to welcome a new member, Nancy Raczka. We would like to thank our current Treasurer, Marianne McLean, who is stepping down, for a job well done.

Again, thank you for attending and for your continued support. Please be safe and follow all safety protocols so when we meet next year this pandemic will be just a bad memory.

Respectfully,

Wayne Stefani

**Treasurer's Report: Marianne McLean**

The Financial Report as of December 31, 2020 is attached. We have closed out our CD with Everbank and the money was transferred to the Capital Reserve Account. We were earning 2.76% and the rates now are 0.4-.05%. We do not have to go to the bank to physically sign documents, it is all done electronically. Nancy will need to sign any documents that are needed.

Here is the breakdown on what your \$320 assessment pays for. The cost of doing business, i.e., accounting/taxes/licenses/insurance/legal fees/postage costs each of you \$143/year or \$35.76 quarterly.

The largest amount goes to yard work. Orkin, which applies herbicide, pesticide and fertilizes the lawn and shrubs costs each home \$300/year.

Juan Mateo who trims trees and shrubs and weeds the beds costs you \$540/year and the mulch this year was \$176.70/year per home.

We are trying to save \$5000/year or \$95/home/year for our Capital Reserve.

Our Lawyer fee this year for getting out of our Pinnacle Contract cost \$1295 but we didn't pay for any lawn care during that time.

**Communication Report: Tom Terbrack**

Fifty out of the 51 homes have email accounts that are all good. No emails are bouncing back. If you change your email address, please let me or another Board member know. I will send out a current list of homeowners with their contact information.

**Landscape Report: Gary Wright**

As we start the new year everything seems to be on target. Mateo has been doing a great job and Orkin is key in keeping weeds under control and lawns much improved. I have not received any bids going forward.

I would like to thank everyone for the Poinsettia fund donations. This year the plants are not looking as good as last year. They have a fungus or bug of some sort. I purchased, I believe, 44 total plants, half from Walmart and the balance from Lowes. The Walmart plants were much better than Lowes, both were the same price. I would also like to thank Sue Kane for her help in watering. Next year is questionable if I do as many plants because of my back.

\$260 of the money raised was from my changing 13 downspouts in trying to save mulch. There are still a few downspouts that need to be changed. Please reconsider in having these changed. We lose a lot of mulch from those that are not changed. It's a simple process. I know some of you have received violations for lack of mulch. This is not the Meadows responsibility. The problem is water flow.

Hopefully next year's mulch will get spread in November. I will get bids next month, hopefully.

The Christmas fund balance from Jan. 2020 was \$117 and now is \$4.82. With Covid we were unable to have the spring gathering and didn't get any donation from the game left-right-center to add to the fund. Christmas decoration purchases have been made for this coming Christmas, different lights and the Snowman has been over-hauled. Again this year the spring gathering is questionable.

The Poinsettia carryover fund from last year was \$268. This year donations were \$509. After expenses our net is \$229 in addition to last year's leaves us with \$497 in the Poinsettia fund. My proposal is to combine the Poinsettia and Christmas fund which will total \$501.82.

Again thanks for the donations and I'm sure next year we will be asking for donations again. Remember this past year donations were \$260 from doing the downspouts. This year 22 residents donated and the previous year we had 38 donate.

The lawns look bad right now, some of it is Bermuda grass that dies back in the cooler weather, too much rain followed by too little rain creates problems. Orkin has been called back to deal with dollar weed in lawns backing up to the golf course. If you have a problem, let me know and I will contact Orkin.

If you need a tall tree trimmed by Mateo, call me and I will set it up.

Orkin is scheduled next for early February. Mateo is contracted for 8 applications a year, so he comes approximately every 6-7 weeks.

### **Other Business:**

The upcoming Board meetings are February 18, March 18 and April 15 at 3:30 in the HOA Conference Room.

There will be no Spring Block Party again this year because of the COVID pandemic.

Meeting adjourned at 4:30 pm.

Respectfully submitted,

Mary Wright  
Secretary