

MEADOWS BOARD MEETING

November 16, 2023

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 Meadows Board Meeting 10/19/23

Minutes approved as read, all in favor.

President's Report

PRESIDENT'S REPORT MEADOWS HOA November 2023

There have been a few issues this month. Another reminder to be aware of your own and your neighbor's garage doors that are open and no one appears to be home.

Mulch has been delivered, better late than never.

Our yard had not been receiving irrigation for several weeks. This appears to be a problem in the Meadows as well as the entire community. If you are not sure if you are getting irrigation, put a rain gauge or container in your yard the nights you normally get irrigation. Call and/or email Mainscape:

(800) 481-0096 CustomerService@mainscape.com

Also let the HGRD office know that you are not receiving irrigation. We pay for irrigation through our HGRD quarterly assessment. Do not contact the main HOA they are not responsible for supplying irrigation.

Gary has been manually watering our lawn and shrubs. I strongly advise you to do the same or you will be replacing sod and shrubs from lack of water.

Roof washing is scheduled to begin January 2 for those who have signed up. Mold Manglers will be doing 1 roof a day.

The lighting for The Meadows sign will soon be fixed but not before Christmas. The Herons Glen HOA approved installing a dedicated electric meter, panel, breaker and wiring in conduit to be located in an easement closer to the sign than the previous one was. The cost is \$13,363 with work taking 45 days from the time it is started.

Happy Thanksgiving,

Mary Wright
President

Treasurer's Report: Nancy Raczka

November 2023 Meadows Board Meeting - Treasurers Report

Meadows Financial Report				
As of September 30, 2023*				
		As of September 30, 2023	As of August 31, 2023	Comment
Due from Herons Glen Accounts Receivable		\$16,170.00	-\$880.00	
FineMark Capital Reserve		\$17,646.25	\$17,631.75	
FineMark Operating Cash		\$30,559.94	\$34,717.16	
BMO Harris CDs		\$102,944.20	\$102,566.50	
Other		\$0.00	-\$1,585.84	
Total Assets		\$166,096.24	\$152,449.54	
* October 2023 Financials are not yet available				

Invoices and Upcoming Expenses				Comment
Accounting Services for October 2023		\$382.22	\$344.41	Approved
Landscaping - Juan Mateo October 2023		\$2,550.00	\$2,550.00	Approved
Southeast Spreaders - Pine Straw		\$8,402.50	\$0.00	Approved
Transfers				Comment
1st Quarter Capital Transfer		\$1,017.96		Approved 10/26/23

Other

At the close of the fiscal year, the Meadows was \$4,240 over budget. Primarily due to \$3,010 in legal fees (intentionally under budgeted due to prior year surplus), roof cleaning that was paid out of operating budget, and higher insurance costs. The revised Articles, By Laws and Covenants have been finalized and will be distributed for voting in January.

The summary for voting on Revision of the Articles, Bylaws and Covenants is currently being worked on. There will be a shorter “summary” version and a longer, more detailed version so that residents have the option of reading both. ***Residents are reminded that ¾ or 39 people are needed to pass these revisions.*** If people do not vote at all, those are all counted as NO’s. Attorney Hart will provide the ballots for us.

Landscape Report: Mary Pickett

Pine straw was spread for those residents who wanted it. There were several delays due to equipment breaking down, parking issues with the trailer, and they were contacted three times to come back.

Juan Matteo is due on 11/22 as part of his regular trimming schedule. Pricing and a date for trimming of trees is being worked on and that information will be communicated to all residents once it is available.

Orkin is an agreement (not an actual contract) and we had a 7.7% increase (11% was budgeted for an increase so we are still in good shape) and that fee is \$2,692.79 bi monthly. Their next service date is in December.

Communications Report: John DiTusa

Due to the number of houses currently for sale in the Meadows, an updated resident list will be sent out to all residents after the first of the year.

Old Business

House Painting: we are anticipating that this will need to be scheduled within the next 1-2 years. The Board plans to have this as a discussion point during our Annual Meeting. The financial impact of this will need to be considered since a large portion of our monies are currently in CD’s. We do have \$17,000.00 in a Reserve account with Fine Mark, but painting estimates, appropriate color selections etc. will all need to be compiled.

New Business:

Mold Mangers will begin roof washing on January 2, 2024 and will complete one home per day. There are nine houses scheduled for this. The Board budgeted for 15 houses at a cost of \$250.00 each.

Next Meeting December 21, 2023@3:30pm in the HOA Conference Room.

Meeting adjourned at 4:22 p.m. by President Mary Wright.

Respectfully submitted,
Susan Kane,
Recording Secretary