

Meadows Board Meeting November 15, 2018

Board Members in attendance:

President: Walter (Skip) Bailor
Vice President: Wayne Stefani
Vice President: Tom Terbrack
Treasurer: John DiTusa
Secretary: Gary Attalla

Presidents Report:

The President reported that he received a letter from the HOA regarding the potential replacement of wooden mail box posts with the newer style powder coated metal mail box post and mail boxes. He and his neighbor recently split the cost of the post, two mail boxes and installation for \$389.00. The HOA is working with two contractors to try and get the price down to \$358.00 per complete unit including installation if they can promise them 300 mail boxes. Tom Terbrack will check with the HOA to see if they approved the plan and if so will send a notice out to all the Meadow Home Owners.

The board was made aware of a lawsuit against the Herons Glen Recreation District by an ex-Meadows home owners' insurance. Evidently the Lopes' filed a claim to their insurance company in 2015 and received a \$48,000 settlement. The insurance company is now making a claim against the HGRD insurance company. At this time no one on the Board is aware what the lawsuit encompasses.

As part of the ongoing discussions concerning the lawns and mulch beds Skip met with Rich Link, who is in charge of the irrigation system (CLIS), and Dick Cole, who is on the HOA grounds committee. The purpose of the meeting was to explain what we have done to improve the condition of our lawns and mulch beds and to request the CLIS department to check the irrigation systems in all 51 Meadow homes. Rich agreed to the check and hopes to have it done by Thanksgiving. It was also explained that Pinnacle, who is responsible for our landscaping care, felt that Roberts is cutting the lawns to short and burning the edges of the mulch beds by cutting the grass to low and doing damage with their edge trimmers and edgers.

In an effort to limit the destruction to the mulch beds going forward the board will send out a letter to all home owners asking them to check their down spouts and spout extensions. It seems many of the extensions have come off and many of them are directed at their neighbor's or own mulch beds.

Communication Report:

Tom reported that it is unclear whether we will need to have an election for the 2019 board and whether we will have multiple candidates for the various positions. This should be resolved before the December meeting. The Secretary is moving out of the Meadows community in December and has resigned. That position will immediately be filled by home owner Mary Wright.

Treasurer Report:

- John DiTusa gave the Treasurer's report that showed total assets of \$126,816.57 and includes, operating cash of \$28,869.55, CDs in the amount of \$78,005.26, a Capital reserve of \$20,837.18 and accounts receivable of \$557.14.
- He next discussed the pressure washing of the roofs in January/February 2019. He received a contract from the company that would do the soft washing of the roofs but has issues with some of

the terms. If the company does not agree to accept the modifications to the contract we will go forward with a traditional power washing company.

- As requested, a two-year contract was received from Pinnacle and it was given to the President to review and sign or to come back with comments. The contract allows for a 3% increase for the mulch the first year and 2 ½% increase the second year. The landscaping services that Pinnacle will be providing has an increase of 2 ½% each year. The mulch is now included in the contract.
- John checked the various Christmas decorations and after some work did get them all to function properly. It was thought that the decorations would be used one more year and replaced next year. It was agreed that the decorations would be installed Monday November 19th at 11:00 AM.

Landscaping Report:

Wayne Stefani reported that the overall condition of the Meadows lawns and mulch beds are in good condition. But, it appears that the last two homes to receive mulch did not receive an adequate amount so Pinnacle has agreed to add additional mulch the week of November 19th. The question is who will pay for it, Pinnacle or the Meadows Boards.

Wayne suggested that going forward, whoever is in charge of interfacing with our landscape service should not be involved in pricing and negotiations and that it should be done by the President and Treasurer with the Landscape Committee member offering input.

New Business:

No new business.

Respectively Submitted
Gary Attalla