

MEADOWS BOARD MEETING

October 19, 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 4/20/23

Minutes approved as read, all in favor.

President's Report

Welcome back!

Compared to last year it has been an uneventful summer. The Meadows is looking good. A few of you have received violation letters from the HOA regarding mulch. If you receive such an email just respond to the HOA Office that Pine Straw is scheduled for the end of October.

If you want to have your roof cleaned, please respond to the Meadows email address: Meadowsattheglen@yahoo.com. They will be cleaned in January, date to be determined.

After the majority of Meadows residents are back the Board members will be going door to door with copies of the rewritten Covenants, By-Laws and Articles of Incorporation for you to read. We will also have a synopsis of the changes. The current documents reference the Developer who is no longer involved and items that are governed by the main HOA and not the Meadows. We have worked with an Attorney to make them current and easier to read and understand. We will answer your questions and concerns at a Board Meeting. In order to pass the documents 75% of the 51 homes will have to vote yes. If you do not vote it is counted as a no vote.

Steve's Painting will be caulking and painting the Meadows Sign. The main HOA pays for that.

The light illuminating the Meadows Sign has not been working for over a year. The main HOA is working to get it fixed. This will require running lines under the street to a meter near the exit from the Meadows. The HOA Finance Committee and the HOA Board must approve the expenditure. At the very least it will be 4-5 months before it is fixed.

Our Annual Meadows Meeting is January 26 at 3:30 pm in the HOA Conference Room off the Lobby of the Clubhouse.

Respectfully Submitted.

Mary Wright
President

The current estimate to repair the Meadows sign would be around \$13,000.00. This would require electrical wiring lines to be run under the street and could take months to complete. The HOA is responsible for paying for this and there is a Finance Meeting next week followed by a main HOA Board Meeting in November. The Fairways experienced a similar issue. We will be exploring the possibility of running wiring at the center of the roundabout in the Meadows in the future vs running the wiring from the top of Athenian Lane.

Treasurer’s Report: Nancy Raczka

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

Invoices and Upcoming Expenses		Comment
Insurance renewal	\$1,121.76	
Accounting Services for September 2023	\$344.41	
Orkin for September 2023	\$2,500.00	
Landscaping - Juan Mateo September 2023	\$2,550.00	
Transfers		Comment
To Capital Reserve	\$1,874.76	Approved in July 2023

Other

At the close of August, the Meadows was \$4,432 over budget. Primarily due to \$3,010 in legal fees (intentionally under budgeted due to prior year surplus), \$1,173 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 this fall. The budget for next year has been finalized, no increase in quarterly fees.

Landscape Report: Mary Pickett

The date for the spreading of the Pine Straw is October 25, 2023. The difference between using pine straw vs mulch is \$4535.00, which enabled the Meadows to avoid any increase in fees this year.

♦ Spreading will commence on Via Athena this year.

If you are purchasing your own mulch, you need to notify Mary Pickett BY Oct. 23,2023.

◆ **Orkin** There has been an increase of 7.7% in the fee this year; (\$1,156.75 yearly increase), resulting in a total for the year of \$16,156.79.

◆ **Mateo** Juan has been contacted and asked to spray for weeds *prior* to the pine straw being spread. Residents will also be asked if they wish to have any trees taller than 12 feet trimmed, a letter will be sent to residents with a response date of 11/15/2023, and Mary Pickett will follow up with Juan Mateo.

Communications Report: John DiTusa

A letter regrading roof cleaning requests was sent to all residents. ***Request deadline is October 31, 2023.*** To date, 8 requests have been made.

Residents will receive a notice regarding pine straw application and a reminder to notify Mary Pickett by Oct 23rd if they are spreading mulch, stone etc.

Old Business

Articles, Bylaws and Covenants Project Committee will be sending out a detailed letter explaining this undertaking and updating of our current governing policies.

The Committee plans to canvass houses in person to deliver the voting ballots and be available for any questions. It was suggested that we wait until more residents return to the Meadows prior to delivering the ballots. For those residents NOT in attendance, ballots will be mailed out. The Board will continue to explore the best time line for getting the letters and the ballots out to residents.

New Business:

◆ Residents with roof washing requests are asked to send those to John DiTusa via meadowsattheglen@yahoo.com by Oct. 31, 2023.

◆ Holiday decorations Due to the lack of electricity at the Meadows entrance sign, The Board is exploring other decorating options. Poinsettia planting is also under review and the locations and number of plants may be changed.

Next Meeting November 16, 2023@3:30pm in the HOA Conference Room.

Meeting adjourned at 4:24 p.m. by President Mary Wright.

Respectfully submitted,
Susan Kane,
Recording Secretary