

**MEADOWS BOARD MEETING**  
**December 19, 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 (via telephone), V.P. of Landscape Mary Pickett, VP of Communications John Lighthall (via telephone); all present.

**Approval of Minutes from Meadows Board Meeting 11/21/2024**

N. Raczka made motion to approve, seconded by M. Wright. Stand approved as read.

**President's Report**

For the first time in two years, we have Christmas decoration at The Meadows sign with lights! Thanks to John DiTusa, Gary Wright, Sue Kane, Nance Raczka and myself for decorating. Special thanks to Sue Kane and Nance Raczka for donating and planting and watering the Poinsettias.

We have 12 houses that will have their roofs washed beginning the first week of January.

If you have not already done so, fill out your house painting consent form and return it to Nance Raczka. If need be, we will come knocking on your door. Your house will not be painted unless we receive a signed consent form.

Remember January 23, 2025 @ 3:30 is the Meadows HOA Annual Meeting. Please attend. It is held in the HOA Conference Room off the lobby in the Clubhouse.

Happy Holidays!

Respectfully,

Mary Wright  
President

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

The October financials are not available from the HOA yet.

- ◆ Currently we are \$5,000.00 better than budget.
- ◆ \$25,000.00 will be taken out of the Operating Fund to pay for the painting project. The remainder of the project cost will be taken from the Capital Fund.
- ◆ Seven people are outstanding for paint consent forms.

### **Landscape Report: M. Pickett**

- ◆ In response to many resident complaints regarding the status of their lawns, I have been securing bids from other turf treatment companies. The Board needs to make a decision regarding whom we select to provide our landscaping service by December 31, 2024.
- ◆ A copy of the schedule and bills paid to TruGreen was passed out at the meeting. Our next agreement for service with them is due to be signed, so more employees from TruGreen have been showing up.
- ◆ The following companies were contacted and asked to provide bids for turf care in The Meadows. Hughes did an extensive walk around for pricing but no response has been received from them.
- ◆ Roberts landscaping along with Abate never even returned my calls.
- ◆ Yellowstone has provided a much more comprehensive plan. Someone will be here EVERY month with the exception of September. Their quoted costs are as follows: 1). \$12,300.00 for a year of turf treatment but this does not include applications for grubs or chinch bugs. The premise behind this is that they will be here monthly so that if they identify an issue with these bugs, they will be able to make the required treatment applications. 2). \$13,860.00 for a year with two additional treatments for any bugs that show up in our lawns.
- ◆ For purposes of comparison, the new agreement with TruGreen would be \$17,160.30. The TruGreen representative indicated that he would waive the price increase if we remained with them.
- ◆ In a comparison of TruGreen and Yellowstone, Yellowstone will be present in the Meadows 20 times vs TruGreen's 14 times. Yellowstone's sales "pitch" is that they will be able to notice any issues/problems and address them immediately since residents have NOT been happy with their turf treatment provided by TruGreen.
- ◆ Several residents in attendance at this meeting expressed their displeasure with current state of their lawns with a specific focus on lack of irrigation. These residents felt strongly that a letter outlining their concerns and issues should be on file as a matter of record.
- ◆ A letter was sent from the residents of the Meadows to the Rec District regarding the low amounts of water being supplied via irrigation to the lawns.
- ◆ A resident made an inquiry regarding the price of mulch vs. pine straw. There is a significant difference between the two; basically, it is double the price for the mulch vs the pine straw. There was no increase for pine straw this year and there were no residential complaints re pine straw this year.
- ◆ It was noted that companies do NOT provide contracts for services rendered for landscaping etc., but that they are Agreements. Agreements can be terminated and changed with a thirty-day notice from either party.
- ◆ ***Board voted unanimously to enter an agreement with Yellowstone.*** Motion made by M.Wright and Seconded by M. Pickett, all in favor.

### **Communications Report: J. Lighthall**

- ◆ There were three emails to residents that had been kicked back. It was determined that there was a server problem with Comcast and all issues have been resolved.
- ◆ The information for new residents is being collected and once that is complete, a new resident list will be sent out.

### **Old Business**

- ◆ Mateo has begun cleaning out shrubbery etc. in between the houses. This has to be completed prior to house painting to insure access for the painters.
- ◆ The Board is investigating companies that do turf management, tree/shrub trimming as well as landscape bed weeding. Yellowstone along with Mateo (only does tree trimming and bed weeding, NO turf management) have been asked to submit bids for these services as Mateo's contract is up in July of 2025. Proposals are being collected now and it was noted that a 3% increase in services appears to be the norm due to increases in fuel, etc.
- ◆ The Board is exploring this as a cost cutting method by combining services in an attempt to cut fees.
- ◆ It was noted that Klopak no longer has their licenses/paperwork in order for provision of these services so they will not be contacted to submit a bid.
- ◆ House Painting: lanai paint is the same color as the house paint. If residents wish to have a different color paint utilized, they have to contract with Steve's Painting separately; that this is NOT covered under our existing house painting contract with Steve's. It was noted that ANY change to the parameters of the painting contract will incur a cost directly to the resident. It is the responsibility of the resident to contact Steve's directly to discuss pricing. Jonna is the office manager and the person to speak with regarding any additional services and paint colors needed.

### **New Business**

None

*Next Meeting is The Meadows Annual Meeting on January 23, 2025 @3:30 in the HOA Conference Room off of the Lobby in the Clubhouse.*

**Motion to adjourn meeting by N. Raczka, Seconded by M. Pickett**

**Meeting Adjourned @ 4:42pm by President Mary Wright**

Respectfully submitted,  
Susan Kane  
Secretary