

Meadow Creek Homeowners Association
Board Meeting Minutes
January 6th, 2020
Teleconference
4:30 p.m.

Board Members Present:

Heather Price
Otey Lumpkin
Sara Newsam
Will Lewis
Dona Stever

Management Present:

Steve MacDonald
Abel Vega

Meeting Call to Order at 4:37PM

Approval of Last Meeting Minutes

Sara moved to approve the last meeting minutes for the 10.07.19 board meeting. Will second the motion. All were in favor.

Financials

Steve spoke to the financials; the association has \$158,800 in total assets; the aging reports show \$15,400 owed but no one owner has a large outstanding balance. The Reserves account currently has \$113,100, the spending was more than normal due to roof repairs that were made and deck engineering reports that were required. The Association has paid \$14,500 to the structural engineer for the deck project thus far. Heather moved to assess all owners equally for the cost of the engineer reports for the deck project in the next quarter's dues. All were in favor.

Old Business

Partition Wall Between B2 & B3

Abel stated the partition wall between B2 & B3 has received a new fascia board, the stucco will need to be repaired and painted in the spring.

Snow Plowing

Heather asked for everyone's opinion regarding the new snow plowing company. The Board agreed they have been doing a great job compared to last year.

New Business

C4 Deck Repairs

Heather asked for a status update for C4's request to do deck repairs independently. Abel stated the owner of C4 was emailed the requirements to perform the work on their own and have yet to receive a response.

K1 Pet

Abel stated the property manager for K1 had provided VMC with emotional support animal documents for their dog. This information was sent to the Board at the end of the meeting.

F4 Fencing Around Entryway Gutter

Will asked if anyone was aware of the installation of the fencing around F4's gutter. Otey spoke to this area stating the owners installed this setup to mitigate an ice and drainage issue in front of their unit. Otey will ask the owners to submit a Design or Improvement Request for temporary approval of the system as the Board would like to monitor its effectiveness.

Maintenance**Review Deck Inspections**

Heather stated the Board would like to be sure the owners are billed for the deck inspections and repairs. The Board would like to avoid using the Association's reserves as much as possible to pay for the cost of the work. Heather stated a letter will be sent to all owner's with the current invoices that will be coming from the deck project.

Meeting adjourned at 5:33pm.