

Meadow Creek Homeowners Association
Board Meeting Minutes
Monday, April 12th, 2021
Teleconference
4:30 p.m.

Board Members Present:

Heather Price
Sara Newsam
Will Lewis
Dona Stever
Janet Robinson

Owners Present:

Debra Duke
Tom Danner
Joel DuBien
Bryan Grant
Sarah Nunnenmacher
Matt Jones (B6 Property Manager)
Dave D'Holster (B6 Property Manager)

Management Present:

Sean Reynolds
Abel Vega
Mac Garnsey
Matt Debus

Heather Price called the meeting called to order at 4:37PM

Approval of Last Meeting Minutes

Sara Newsam recommending a line in the last meeting minutes correcting the date of the last remodel from 2009 to 2008. Heather Price moved to approve the meeting minutes with this change. Sara Newsam second. All were in favor.

Review of Financials

Reserve Account Recap

Mac Garnsey stated a Reserve Summary was included in the meeting packet. There was an adjustment allocating each charge correctly. Owner receivables for the deck project has also been decreased from \$50,000.00 to \$12,525.46.

Budget vs Actual

Mac Garnsey stated interest income is lower due to lower rates which will be offset by rule violations and pet fees. Accounting is over by \$114.82 due to Line of Credit. Also, over budget in landscaping, irrigation, repairs & maintenance from the deck project in Summer of 2020. There will be savings in snow plowing, roof shoveling and snow removal. Water/Sewer is over budget due to the increase in base rate.

Balance Sheet

Mac Garnsey stated there is a total of \$207,134.48 in total assets. Mac Garnsey will initiate another \$50,000 payment on the line of credit at the end of the month. Heather Price moved to make a final \$50,000.00 payment to the line of credit within the next 60-90 days. Will Lewis second. All were in favor.

Maintenance

Pressure Vacuum Breaker (PVB)

Matt Debus stated the Eagle River Water & Sanitation District required the installation of a Pressure Vacuum Breaker (PVB) for hose bids that did not have them. Matt found a very cost-effective device to accomplish this, and these devices have been installed.

Emergency Gutter Repair

A gutter end cap on the D-building was repaired. Additional gutter repairs are scheduled for this summer as well.

Old & New Business

Audit

Sara Newsam stated a committee was formed with Tom Danner, Bob Walsh and Dona Stever. There are a total of three companies providing bids. Joel DuBien asked if a reserve study could be included. Heather Price recommended the audit committee to get cost for including a summary reserve study in the audit.

Asphalt

Matt Debus asked if the Board would like to crack seal, seal coat, & restripe the asphalt areas on the North side of Kinnickinnick Rd. and go back to an alternating schedule of doing half of the project each year. The Board asked VMC to move forward with crack sealing, seal coating, & restriping the Northside of Kinnickinnick Rd this year and continuing with an alternating schedule for the Southside of Kinnickinnick Rd. next year.

E6

Bryan Grant stated he believes there is a low spot in e6's carport roof and noted a gutter and stucco issue. Bryan Grant also stated he might have been over charged for deck repairs and would like a back up and description of work done.

B6 Parking Violation

Matt Jones, property manager for B6, requested that the parking fines they received be applied to A3 as their tenants were the owners of the vehicle that was double parked in B6's assigned parking space. Heather Price reiterated the Rules & Regulations section on parking and stated B6's tenants were aware of the violation. Heather Price moved to lower fine to \$200 if paid within 7-days of meeting. Sara Newsam second. All were in favor.

Gutters

Joel DuBien stated that there are some upper roofs that have gutters and some that do not. Heather Price stated that there were gutters removed on the North facing roofs because they were unable able to install heat tape in these areas. Icicle mitigation has since been done to help costs. Will Lewis stated the electrical panel could not provide enough power to

accommodate heat tape in these areas. F1 & F2 installed heat tape at their own shared expense with using their electricity. Heather Price stated updating the electricity to accommodate heat tape was researched during the remodel and the costs to do so was astronomical.

Board Walk Through

Heather Price scheduled a Board walk through for May 17th at 4pm.

Next meeting will be held on June 28th, 2021.

Meeting adjourned at 6:03pm.