

**Meadow Creek Homeowners Association  
Board Meeting Minutes  
Monday, February 7<sup>th</sup>, 2022  
Teleconference  
4:30p.m.**

**Board Members Present:**

Heather Price  
Sara Newsam  
Will Lewis  
Dona Stever  
Janet Robinson

**Management Present:**

Abel Vega  
Mac Garnsey  
Matt Debus

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

**Approval of Last Meeting Minutes**

Will Lewis noted a grammatical correction. Janet Robinson moved to approve the October 4<sup>th</sup>, 2021, meeting minutes with the correction noted by Will Lewis. Dona Stever second. All were in favor.

**Review of Financials**

Mac Garnsey provided a summary of the financials in the meeting packet provided to the Board. For the quarter ending December 31<sup>st</sup>, 2021, the association is showing a budget surplus of \$7,919.65 compared the budgeted deficit of (\$15,408.22) resulting in a positive variance of \$23,327.87. Meadow Creek reserves currently have a balance of \$92,055.47. Capital expenditures of \$35,591.74 for the year are primarily made up of asphalt maintenance, roof leak inspection, gutter repair, and expenses tied to the leak in unit G4. There is also a total of \$167,500.00 of cash in the bank with over \$63,000 in owner prepaid dues. The FY21 Audit was completed, shared with Board and owners to review. Other than the time taken to complete the report, the audit went smoothly and was aligned with what had been presented to the Board.

**Maintenance**

**Fallen Tree Removal**

Matt Debus stated the fallen tree between D & E-building was removed on January 27<sup>th</sup> with the use of a crane. The crew agreed not to exceed \$4,000.00.

**Snow Pile & Icicle Removal**

Matt Debus stated VMC maintenance staff has been knocking down icicles with the current melt freeze cycles. The snow piles were also pushed back and removed where needed to allow for more snow storage. Have not needed to shovel the roofs but will continuing to monitor with more snow expected.

**Old Business**

### **Trash & Recycling**

Abel Vega stated there were issues with the recycling and trash overfilling by the H and J-buildings through the holidays. It was found that the bins and dumpster was not being picked up twice per week and this was since changed with Waste Management.

### **A3 Heat Tape & Remodel**

Abel Vega stated the new owner of A3 installed heat tape to their carport roof and have conducted a full remodel. A notice was sent to the owner on Nov. 12<sup>th</sup>, Dec. 30<sup>th</sup>, and February 7<sup>th</sup> with no response. Heather Price asked VMC to send one last notice asking for the remodel plans, heat tape plans, and a solution to the water pooling in A4's carport which needs to be received by Friday, Feb. 11<sup>th</sup>.

### **Landscaping & Irrigation**

Matt Debus stated irrigation and landscaping will be put out for bid due to recent increases. Recommended xeriscape landscaping if possible. Heather Price stated Janet Robinson and Billy Pfeiler are on the landscape committee and Dan Osborn would also like to be included it talks with new landscaping company.

## **New Business**

### **Carport Roof Replacement & Building Painting**

Dona Stever asked about the special assessment. Heather Price asked VMC to start getting bids for the replacement of carport roofs, with North facing roofs being the priority, and painting the buildings. A final determination on how the funds will be used will be done once the bids come in.

### **B4 Burst Pipe**

Matt Debus stated the Vacasa responded to and notified us of an issue in B4 and H6 relating to possible frozen pipes. Vacasa defrosted a frozen section of pipe in B4 which caused a flood in the crawlspace. The frozen pipe burst and remediation in B4 was determined to be the responsibility of the owner. H6 was not affected and was thawed out successfully.

**Next meeting will be held on May 9<sup>th</sup>, 2022.**

**Heather Price moved to adjourn the meeting. Dona Stever Second. Meeting adjourned at 6:07pm.**