

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

**Board Members Present:**

Heather Price  
Sara Newsam  
Dona Stever  
Janet Robinson  
Will Lewis

**Management Present:**

Abel Vega  
Mac Garnsey  
Melissa Vent

**Heather Price called the meeting to order at 4:33PM**

**Approval of Last Meeting Minutes**

Heather and Dona Stever recommended a change to the “Carport Roof” portion of the minutes. Dona Stever moved to approve the July 11<sup>th</sup>, 2022, meeting minutes with the recommended changes. Sara Newsam second. All were in favor.

**Review of Financials**

Mac Garnsey stated for the first quarter of the fiscal 2023, the association is showing a budget deficit of \$17,710.00 vs a budget of \$14,056.00 resulting in a negative variance of \$3,654.00. The reserves show a balance of \$48,921.00 and a building reserves project summary was included in the meeting packet. The painting expenses show a total of \$72,000.00 paid out but this total has increased to \$90,000 as of this meeting. The association is still holding on to 10% of the painting total. After the budget approval in June, the trash expenses increased by 10%. The trash removal services will be placed out to bid once the current agreement expires to avoid any cancellation penalties. Will Lewis asked that the dumpster by M-building be moved further to the east as it is currently blocking the fire hydrant.

**Maintenance**

**Exterior Painting Update**

Steve MacDonald stated that the G-building and some minor repairs remain. Abel Vega stated the carport ceilings, doors, and trim remain as well. Heather Price stated the metal caps and trim remain as well. The Board and VMC will note what remains and will review again in spring.

**Carport Roof Update**

Steve MacDonald stated that the scheduled work has been completed.

## **Old/New Business**

### **A/B/C-bldg Dumpster**

Abel Vega stated he shared a pic of the recent non-pick up which showed two vehicles parking in the best possible positions. It seems the issue is related to the trash truck driver and what they are comfortable with.

### **Fire Mitigation**

Dona Stever asked if all fire mitigation was done. Sara Newsam stated yes, and that this work was done before painting started. The lilac bushes on the east side of the C-building remains.

### **H5/H6 Crawlspace**

Abel Vega stated that VMC is scheduling a vapor barrier installation and will request a mold inspection during this process. VMC has not heard from the owner or their legal counsel and will share anything that is received. Heather Price stated the association needs to stay consistent in what action the association takes and how any work is billed. The association is responsible for the cost of the vapor barrier and nothing more. Heather Price asked for clarification on who is responsible for the sump pumps. Dona Stever stated that VMC would monitor the sump pumps. Heather Price requested an email reminder be sent to owners about checking their sump pumps. Dona Stever agreed.

**Next meeting will be TBD.**

**Heather Price moved to adjourn the meeting. Dona Stever Second. Meeting adjourned at 5:18pm.**