

**Meadow Creek Homeowners Association  
Board Meeting Minutes  
Monday, July 10th, 2023  
Zoom Teleconference  
4:30p.m.  
(Draft)**

**Board Members Present:**

Heather Price  
Sara Newsam  
Will Lewis

**Management Present:**

Abel Vega  
Mac Garnsey

**Heather Price called the meeting to order at 4:36PM**

**Approval of Last Meeting Minutes**

Sara Newsam moved to approve the last meeting minutes. Will Lewis second. All were in favor.

**Review of Annual Meeting Financials**

Mac Garnsey stated the Board met during a separate work session to review the 2024 budget and they had approved the 2024 budget via email. The owner's accounts were updated and a special assessment for the snow removal overages was posted to owner's accounts. Sara Newsam reminded the Board that a notice was sent to owners in June. Abel Vega informed the Board that Heather Skahan, owner of G1, had questions, a summary of the charges was sent to Heather and Abel is still waiting for a response. Abel Vega stated he did invite Heather to the meeting as well and will share any additional questions with the Board if received.

**Maintenance**

**Painting Project**

Heather Price asked for an update on the painting project and the complaints received by Tom Danner, owner of E4. Abel Vega stated that any noted repairs have been sent to Mid-Valley Paint to address and they have acknowledged all that has been sent so far. Abel Vega recommended another walk through with the Board and to send notices to owners asking for help identifying any remaining touch up items. Heather Price asked about the stucco repairs. Abel Vega stated Mid-Valley Paint can address smaller repairs, but the Board may need a specialized contractor for larger repairs or if there are many repairs across the property. The Board will also need to discuss how much funding would be allocated to repairing specifically the stucco around each building. Heather Price asked that Abel Vega follow up with Mid Valley to see if stucco repairs are something they can do, if not, the association should have this repaired professionally. Will Lewis stated he will walk the property as well and send any tough up items or items of concern to VMC to share with Mid Valley.

**A6 Heat Pump**

Heather Price asked what the status was for A6's request for a heat pump. Abel Vega stated he informed the owner of the Board's requirements and is waiting for update plans from the owner.

### **D3 Carport Storage**

Sara Newsam asked if D3 provided any updated plans for his carport storage closet. Abel Vega stated the Board asked for formal drawings and the owner is working on this now. Heather Price and the Board agreed that all that should be required are actual dimensions of the closet to be detailed. Abel Vega stated he will contact the owner to inform them of this.

### **Old/New Business**

#### **Annual Meeting**

Heather Price and the Board discussed holding the meeting in person. Abel Vega and Will Lewis detailed recent experiences with in-person meetings compared to virtual as well as the combination of doing both. Will Lewis, Heather Price, and Sara Newsam agreed that holding the meeting virtually will allow for more owner participation. Heather Price would like the painting project included on the Annual Meeting Agenda, anything additional can be discussed under Old/new Business during the meeting. Will Lewis asked if Board Meetings were mandatory. Abel Vega stated that the Annual meeting is mandatory, and the Board meetings are not. The Board can also hold working sessions opposed to Board meetings. Abel Vega also noted the benefits of having Board meetings as it helps document Board decisions/discussions and helps give a platform for owners to discuss issues directly with the Board. The Board agreed to continue holding Board meetings quarterly.

**Next meeting will be held on August 19<sup>th</sup>, 2023.**

**Heather Price moved to adjourn the meeting. Will Lewis Second. The meeting adjourned at 5:29pm.**