

**Meadow Creek Homeowners Association  
Board Meeting Minutes  
Monday, November 6th, 2023  
Zoom Teleconference  
4:30p.m.**

**Board Members Present:**

Heather Price  
Sara Newsam  
Will Lewis  
Dona Stever  
Janet Robinson

**Management Present:**

Abel Vega  
Mac Garnsey

**Heather Price called the meeting to order at 4:38PM**

**Approval of Last Meeting Minutes**

Sara Newsam moved to approve the last meeting minutes with the correction of a typo under the painting project section. Dona Stever second. All were in favor.

**Review of Annual Meeting Financials**

Mac Garnsey stated the for the first quarter of FY2024, the association is showing a positive variance of \$5,506.00. The reserves currently have a balance of \$132,243.00, a total of \$121,307.00 in the bank, and over \$37,000.00 in owner prepaid dues and assessments. There are currently only four owners with delinquent accounts. Capital expenditures of \$110,835.00 that is primarily made up of final payments to the painting project, and gutter/downspout repairs across all buildings by Turner Morris. Overall Repairs & Maintenance line items were under budget by \$5,807.00. Utility costs through the year are over budget as of 9/30. Trash costs were increased in June by another 13% and we anticipate this budget to be over at year end.

**Maintenance**

**Painting Project**

Heather Price asked if final payment has been issued and status of stucco repairs. Abel Vega stated the final payment has been issued and the stucco contractors have been hard to come by. Heather Price will look for available contractors. Will Lewis noted that M, J & C have remaining stucco repairs.

**Roofs & Gutters**

Heather Price asked for an update. Abel Vega gave details to the work around B & C building chimneys. VMC will get an update from Turner Morris on timing and cost to repair the chimney surrounds. Will Lewis noted M6 gutter is not attached to the building on the back side over the back deck.

**A6 Waterproofing**

Steve MacDonald spoke to the investigation that was done. An excavator was scheduled to dig out the area but had family issues and needed to postpone work till after winter. VMC will be working on waterproofing the area to get through winter.

**M1 Asphalt Curb**

Will Lewis stated this work has not been done and recommended sandbags. Steve MacDonald stated Ira with Mountain Maintenance closed his asphalt plant, and Matt Debus in maintenance is going to try using ready mix and see how it lasts through winter.

**Old/New Business****Short Term Rentals**

Will Lewis stated there are 23 short term rental units and only 4 are in compliance with the TOV and having their license posted to the entry of their unit. Janet Robinson added her experience with the TOV and their STR license requirements. Mac Garnsey stated the TOV has been paying more attention to STR units complying with rules and discussed who should be enforcing these rules.

**Parking Signage**

Sara Newsam asked about parking signage being added. Abel Vega gave detail about the signage locations and asked for Board direction. Abel Vega and VMC will look into signage for spring of 2024.

**Next meeting will be held on February 5<sup>th</sup>, 2024.**

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