

**Meadow Creek Homeowners Association
Board Meeting Minutes
Monday, February 5th, 2024
Zoom Teleconference
4:30p.m.**

Board Members Present:

Sara Newsam
Will Lewis
Dona Stever
Janet Robinson

Management Present:

Abel Vega
Steve MacDonald
Mac Garnsey

Sara Newsam called the meeting to order at 4:41PM

Approval of Last Meeting Minutes

Janet Robinson moved to approve the last meeting minutes. Dona Stever second. All were in favor.

Review of Financials

Mac Garnsey stated through half the year the association is under budget by \$5,588.00. The reserves currently have a balance of \$136,476.00 and at the end of December the association had \$124,785.00 in cash with over \$17,853.00 in owner prepaid dues. Capital Expenditures of \$119,999.00 for the year are primarily made up of the final roofing and painting project payments. Turner Morris completed some additional gutter work at the end of the summer and added some metal work at a few chimney cases on buildings B & C. Snow removal is still in question and VMC is recommending snow pile push backs now.

Old/New Business

Parking

Abel Vega spoke to a few parking issues that were addressed through the winter up to this point. The Board discussed a unit that was potentially renting their assigned space to a non-resident. VMC will notify the owners that renting parking spaces is not permitted.

Water Usage

Mac Garnsey gave details of how ERWSD shows their water billing and sends alerts about water usage. The overall usage has increased in the current fiscal year. Sara Newsam believes there are a lot more full-time residents and unit usage that can be contributing.

Next meeting will be held on May 6th, 2024.

Sara Newsam moved to adjourn the meeting. Janet Robinson Second. The meeting adjourned at 5:11pm.