

**Meadow Creek Homeowners Association
Board Meeting Minutes
Monday, July 1st, 2024
Zoom Teleconference
4:30p.m.**

Board Members Present:

Sara Newsam
Will Lewis
Dona Stever
Janet Robinson
Heather Price

Management Present:

Abel Vega
Mac Garnsey
Steve MacDonald

Will Lewis called the meeting to order at 4:35PM

Approval of Last Meeting Minutes

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

Review of Financials

Mac Garnsey gave details to the year-end budget numbers but was still waiting for remaining bills to come in. Currently, showing approximately \$9,500 in savings while also waiting to receive utility bills and landscaping invoices. Heather Price asked about Tree Spraying line item showing over budget. Mac Garnsey explained this is due to the service being completely in July of last year and June of this year which caused a small variance in the budget which would lead to some savings in 2024. The Board discussed insurance coverage, Mac Garnsey gave details of the association's guaranteed replacement cost coverage and lower premium with having a slightly higher deductible. Will Lewis asked if water usage is up or the same. Mac Garnsey stated usage is very close to being the same year-over-year. Heather Price gave detail to the water tier rates which has caused more usage notices and increases in costs. Mac Garnsey received notice to expect water rates to increase another 15% for everyone from the Eagle River Water & Sanitation District.

Old/New Business

Minor Stucco Repairs

Abel Vega stated Prater Construction has looked at the stucco repairs and we are waiting on availability and expected costs. Heather Price would like VMC to ask Mid Valley Paint for the association paint information to share with owners.

Water Spigots

Abel Vega gave details about locking the water spigots on the backsides of each building. Heather Price asked that VMC turn on and off spigots each May and October. Abel Vega stated some spigots do not have shut off valves, but VMC will be locking them with handle covers and combination locks to prevent further leaks.

A4 Carport Ice

The Board discussed north facing middle units having this issue as well as past engineering solutions that were done with little affect. This has been a long-standing issue with not many if any solutions.

B1 Water Pooling

Sara Newsam recommended the landscaping company clean the drain trench to allow water to move and VMC will start with this first.

Parking Signage

Abel Vega provided an example of available signage and discussed placement. The Board discussed hanging options for signs not near a wall. Heather Price gave notice that C-building's eastern guest space was not labeled after line stripping. Abel Vega will notify the asphalt company and check the other spaces.

Next meeting, the Annual Homeowners meeting, is to be held on August 17th, 2024.

Heather Price moved to adjourn the meeting. Sara Newsam Second. The meeting adjourned at 5:49pm.