

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

Board Members Present:

Sara Newsam
Will Lewis
Dona Stever
Heather Price

Management Present:

Abel Vega
Mac Garnsey

Will Lewis called the meeting to order at 4:33PM

Approval of Last Meeting Minutes

Sara Newsom moved to approve the last meeting minutes. Dona Stever second. All were in favor.

Review of Financials

Mac Garnsey shared a summary of the financials reflecting the first three months of the fiscal year. The Operating Budget shows a surplus of \$2,027.00. The Reserves currently have a balance of \$139,195. At the end of September, the association had \$144,661.00 of cash in the bank with over \$25,888.00 in owner prepaid dues and assessments. There are currently four owners with delinquent dues. Capital expenditures of \$5,999.00 for the year for a hose bib leak repair in E-buildings and gutter replacements around the complex. Overall utility costs are over budget through the year as water usage is up for the period and the trash costs have increased more than expected with Waste Management being sold to Apex Waste Solutions. We have negotiated with them to keep rates lower so the trash expenses should come back in line through the year.

Old/New Business

Flashing in Corner over M3

Abel Vega discussed the Turner Morris estimate. The Board has concerns with the aesthetic change with adding this metal flashing. Will need to verify what the finished look will be and what the color of the metal would be.

Water Spigots

Abel Vega stated the water spigots have been locked for the winter season.

Guest Parking Space by C-Buidling

Abel Vega was informed that the guest parking space near the C-building was not relabeled when the restriping was completed. VMC will have this completed in the spring.

Board Elections

Janet Robinson notified the Board that she will be stepping down as her unit is for sale. The Board discussed contacting Julie Schwedt and Sarah Nunemacher to gauge their interest in filling the remainder of Janet Robinson's term.

Next meeting is to be held on February 3rd, 2025.

Heather Price moved to adjourn the meeting. Sara Newsam Second. The meeting adjourned at 5:09pm.