

Meadow View Homeowner's Association

Minutes of the Annual Community Meeting and Election

Held on July 28, 2021 - 7:00 pm via Zoom

To Join Zoom Meeting:

<https://us02web.zoom.us/j/83392833992?pwd=YTZCaFBjMHI4KzRrOXhUaXJ5ck5Ldz09>

Meeting ID: 833 9283 3992 Passcode: 051459

Dial by your location: +1 312 626 6799

- Call to Order - Introduction
- Certify Quorum & Election Results – Quorum was met.
- Welcome New Homeowners!
- Treasurer's Report
 - a. Financial report June 30, 2021
 - i. Total - \$177,996
 - 1. Operating Acct. - \$40,240
 - 2. Money Market Acct - \$84,637
 - 3. Street Repair Funds - \$53,148
- Community Update:
 - a. We have received 143 email addresses (some from same household) out of 185 homes in the subdivision. Please provide an email address for your household for communication of events, newsletters, and important information from your Board. Send your email and address to Debbie at DNI dbillingsley@dniproperties.com.
 - b. Indenture review update. We have received minimal input on additions/changes from residents. The invitation to provide input is still open, just email Ingrid (istewart@dniproperties.com) with your thoughts. The goal of the Board is to provide a Red-Lined copy of the indentures for homeowner's review. Once approved, then an updated, condensed, digitized, and searchable format of indentures will be available for the community.
 - c. Monument light replacement at Entrance.
 - d. Little Free Library is in the process of being installed in the Scarlet Oak cul-de-sac.
 - e. We contracted with E. Meier Construction in the Fall of 2020 to replace 2,405 sq. ft. of concrete slabs in Scarlet Oak, Meadow Glen Court and Circle and Vista View, as well as the front entrance. Cost for 2020 repairs totaled \$30,686. Asphalt patching performed in 2019 at a cost of \$13,579. Last concrete repairs were completed in 2016.
 - f. The board has taken a hard approach to delinquencies with a new attorney who is successfully collecting on these debts. In 2018 we had 27 delinquent accounts

totaling \$20,212. As of June 30, 2021, we have reduced that to 15 delinquent accounts totaling \$8,147 (60% decrease in delinquencies).

- g. At the request of homeowners, an amendment was passed to control motorbikes riding up and down the streets causing safety issues and considerable noise.
 - h. The board has received various requests from residents requesting to allow the storage of trash containers on the side of the home. The Board is working on an amendment to the indentures. If considered, homeowners would be given the option to install small enclosures on the side of the house. An architectural request would need to be submitted for approval. The ultimate goal is to still keep the trash cans out of view from the street.
 - i. To maintain the community free of pet waste left on yards or sidewalks, the board is planning to install pet waste bag dispensers around the community to facilitate pet owners. No trash receptacle will be provided.
 - j. Plans to improve landscaping at Scarlet Oak Cul de sac.
 - k. Board has added Volunteer Liability Coverage to our insurance policy. This covers our community for volunteers, such as the following services provided by the Board:
 - i. Entrance asphalt patching
 - ii. Monument sign light fixture replacement
 - iii. Street sign updating
 - iv. Installed (6) No Trespassing/Not Responsible Signs around basins
 - v. Installation of Little Free Library
 - vi. Installation of Doggie Depots
 - l. Community gathering area.
 - m. Community Social Events:
 - i. 2021 Annual Block Party Committee. Date TBD.
 - 1. Ali Brucker
 - ii. Fall garage sale – Friday 9/24/21 & Saturday 9/25/21
 - 1. Sponsored by The Maher Team (Charles & Natasha)
 - iii. Halloween 10/31/21 (Sunday)
 - 1. Security at entrance
 - 2. Password for entry to be provided
- Questions/Comments
 - Adjournment
 - Next Meeting July 2022