

# Meadowbrooke Homeowners' Association

## Board Meeting Minutes

Where: Wes Rammell's Residence

When: February 13<sup>th</sup>, 2017

Time: 7:00 p.m.

### 1. Roll Call

- Present: Wes Rammell, Steve Lange, Stu Hillis, Amanda Staggs

### 2. Bills

- Paid:
  - Electrical – Auto pay 12/28 \$79.00
  - Electrical – Auto pay 1/26 \$76.00
  - Postal Service - Certified Letter - \$6.47
  - Mowing - \$350.00 (Insurance Certs Received)
  - Bookkeeper - Prep and file tax return - \$128.94
  - Plowing - \$1,650.00
- Upcoming:
  - Plowing - \$1,375.00
  - Business Registration \$25-30.00 before 4/15

### 3. Old Business

- Gates:
  - Stu will reach out to Brian again in spring to obtain gate arms
    - – **Still on the action register to complete.**
- Noncompliance with Bylaws/Covenants
  - 12/13/16 - 3<sup>rd</sup> letter sent Certified Mail
  - 12/31/16 - Letter returned Unclaimed
  - Steve to attempt to hand deliver
  - Member called Wes at the end of January to discuss
- Maintenance Needs
  - Lighting at entrance to Block 2 –
    - *Consider Solar LED lighting with a sensor to come on when dark.*
    - Stu found one for \$199, two stage - dim with motion activated sensor to brighten. 500 Lumens, 7W - Enough?
    - **Pending. Still on action register to complete.**

- Member of the BOD/Subdivision allowed to bid on snowplowing subdivision?
    - Lot owner in Country Bourne Subdivision does the plowing for that subdivision.
    - Will continue to use current Plow Service as they are doing a good job.
    - *Will take off action register. May be an item to discuss at Annual Meeting.*
  - Signs
    - Road sign missing, Block 2 where Hubbard Spur routes back out to Gopher
    - Signs Now quoted - \$690.00:
      - 3 ea. NO HUNTING
      - 4 ea. Red/White Speed Limit Signs – 25 MPH
      - 2 Road Signs
    - Posts, metal breakaway - \$112.00 ea.
      - If we dig the hole ourselves
      - Cheaper options:
        - Could use red landscape posts instead - 2-½"
        - Could use treated 4" with hole drilled through middle.
    - Stu still recommends trying buildasign.com.
  - Need to act on lot with back-dues. Purchased by company who bought it during tax lien. – **Still on action register.**
  - Temporary cabin?
    - Know where it is located
    - If there is activity, will ask lot owner
  - Annual Dues notices
    - Working on them with bookkeeper
4. New Business
  - Looking into electrical bill and shut off of main breaker at pedestal near pond.
  - Snow plowing seems excessive even with the amount of snow
    - Wes spoke with them about when they are coming to plow each time
    - They're doing a great job, not dissatisfied
  - Thinking about sending out Summer BBQ invites with Absentee Ballots for Annual Meeting.
5. Meeting Adjourned at 8:35 p.m.

- Next Meeting: 3/13/17 @ 7 p.m. – Location to be determined