

Meadowbrooke Homeowners' Association

Board Meeting Minutes

Where: Amanda Staggs' Residence

When: March 14th, 2017

Time: 7:00 p.m.

1. Roll Call

- Present: Wes Rammell, Steve Lange, Stu Hillis, Amanda Staggs
- All agreed to reschedule to this date due to prior commitments on the original proposed date of March 13th.

2. Bills

- Paid:
 - Electrical – Auto pay 2/28/17 - \$69.00
 - Jackola Engineering - Block 2, Lot 42 - \$220.08
 - Plowing - 12/23/16 through 3/3/17 - \$2,475.00
 - Steve Lange - Locks/keys, Block 1 gate - \$68.45
- Upcoming:
 - Plowing - TBD
 - Business Registration \$25-30.00 before 4/15

2. Old Business

- Gate:
 - Obtain old gate arms to entrance to Block 2
 - All in attendance continue to agree to hold off on this item until there is better access once snow has melted.
 - **Tabled for warmer weather**
- Noncompliance with Bylaws/Covenants
 - Last contact with Member was the end of January.
 - All in attendance agreed that Wes will contact again and advise on next step.
- Maintenance Needs
 - Lighting at entrance to Block 2 –
 - All in attendance agreed to install AC rather than Solar lighting - LED with photocell.
 - Make priority to get done.
 - **Still on action register**
 - **Dependent on weather**

- Signs
 - All in attendance agreed to purchase signs through buildasign.com
 - Most cost effective
 - Stu has purchased signs through site previously and was satisfied with product
 - All in attendance agreed to use treated landscape posts instead of metal breakaway posts.
 - Most cost effective
 - Wood posts are more aesthetic in appearance than metal posts
 - Safe option
 - Research made on one lot with back-dues.
 - – **Still on action register for continued follow up**
 - Annual Dues notices
 - 3/8/17 - Bookkeeper sent out dues invoices with newsletter
 - Electrical bill and pedestal near pond resolved.
 - BOD members to come up with proposed dates for HOA membership BBQ/gatherings.
- 3. New Business
 - Received letter from concerned lot owner regarding:
 - Dropping water level in fire suppression pond & the inaccessibility of fire hydrant at fire suppression pond
 - All in attendance agreed that water level will be monitored.
 - a. Upcoming snow melt will contribute
 - All in attendance agreed that snow removal service should be plowing in front of fire hydrant to make it more easily accessible by the fire department.
 - a. In the interim, a BOD contact at the Marion Fire Dept. states hydrant is still accessible even with the snow buildup in front of the hydrant as their hoses are able to reach that distance.
- 5. Meeting Adjourned at 7:50 p.m.
 - Next Meeting: 4/17/17 @ 7 p.m. – Location to be determined