

## MEADOWS SOUTH ASSOCIATION, INC.

January 15, 2019

A Corporation Not-for-Profit  
Indian River Methodist Church – Room 115

President Jodi Thomas called the meeting to order at 7:00 pm. All stood for the Pledge of Allegiance.

**ROLL CALL: Present:** Jodi Thomas, Katherine Call, Theresa Reimer, Jackie Higgins, Joe Doyle, Joann Cahoon and Sharlene Marshall. Linda Heppler had an excused absence. Secretary confirmed quorum was met.

There were approximately 3 guests in attendance. (Homeowners: Michele DeVane (1305-H), Stephen Dufrene (1337-A), Janice Morris)

**SECRETARY'S REPORT:** Motion made by Katherine Call and seconded by Joe Doyle to accept December 11, 2018 BOD Meeting Minutes. Motion carried unanimously.

**TREASURER'S REPORT:** Katherine Call, Vice President, gave the financial report. Financial reports were distributed for review – The Meadows South 2019 Budget Proposal and Profit and Loss Statement from January through December 2018. Discussion ensued. In trying to retrieve some of the monies that were spent during Mr. Steiner's interim Presidency, it was brought to the Board's attention that there was a law firm that Rich Steiner was considering and they charged us \$200 for a consultation fee. We were unable to get those monies back. We did get our refund from the Senior Center in the amount of \$350 which Mr. Steiner had put on deposit for the Annual Meeting and that agreement has since been cancelled. We had a large bill from Clayton & McCulloh for legal fees from November 12 through November 30, 2018 in the amount of \$1,497.50 involving liens on several properties. Another item brought up was the fencing that was installed last year. That was a large expense, but it had to be done – chain link fence along west side of property - \$11,951.24. Overall, everything looks good. There was a small discrepancy between our Profit and Loss Statement and our 2018 Actual Budget, but our goal is to start with a clean slate and fresh start. Katherine encouraged homeowners to get involved and consider volunteering on the Budget Committee which will start up again in the fall. Stephen Dufrene will consider being on that committee, as will Steve Mosley (from previous conversations with him.) Katherine admitted that she is not a Treasurer and that is not an area of expertise for her. She asked if anyone would consider the position at some time in the future. Stephen Dufrene will consider it.

There was some discussion on using Spectrum for both cable and internet, but not sure if that is plausible or not because not everyone uses internet and some who do, are happy with their own providers. Katherine will follow-up with Spectrum on that.

Katherine went over the Claim of Liens on several properties that are currently in process. Regarding an issue that came up with late fees and some external confusion, a motion was made and seconded to permit owner to pay half of the \$650 in legal fees and the HOA would pay the other half. (Our attorneys have offered to give us \$100 courtesy discount, leaving the HOA with a \$225 expense instead of the entire \$650. Taking it to court would have been too risky due to the circumstances and more than likely, the legal fees would have increased in the process.) Motion carried.

Jackie Higgins made a motion to accept Treasurer's Report. Motion was seconded by Joann Cahoon and motion carried unanimously.

**PRESIDENT'S REPORT:** President Jodi Thomas welcomed everyone. President went over the Building Directors and the buildings they have been assigned, but reminded everyone that building assignments will change after the March 2, 2019 Annual Meeting since new directors will be brought on board.

To date, all Board members have fulfilled their certification requirements and forms are on file with the Secretary. Members are still encouraged to attend certification classes that are offered because they offer a lot of current and valuable information pertaining to homeowner associations.

Theresa Reimer suggested that Katherine Call purchase \$100 worth of postal stamps before the price goes up. Katherine will follow-up.

#### **OLD BUSINESS:**

**Status of March 2, 2019 Annual Homeowner Meeting** – Secretary Jackie Higgins reported that we are on track and homeowner packet is completed and at Fine Line Printing. We should be hearing from them in a day or two and then we will pick up the copies, get the envelopes stuffed and in the mail by the end of the week. **(Note: Task accomplished. Joe Doyle took all packets to post office on Saturday morning, January 19, 2019 and mailed them. Thank you to all volunteers who helped with this process.)**

**Status of Insurance Policies (Kevin Wright and Shawn Holt – Irrigation and Maintenance Workers)** - There was discussion on getting Kevin Wright and Shawn Holt back on board. Their primary tasks will include getting the sprinklers back up and running again properly, repairing broken sprinklers, beautifying the property, and trimming hedges and bushes. They will provide their own liability coverage of \$1 million dollars and also sign Release of Liability Forms. They will also complete 1099 Forms. Katherine Call made a motion to bring Kevin Wright and Shawn Holt back. The motion was seconded and carried unanimously. Jodi Thomas made a motion to increase Kevin's salary from \$18 per hour to \$20 per hour and to increase Shawn Holt's hourly wage from \$10 an hour to \$12 an hour. Motion was seconded and motion carried unanimously.

**Status of Meadows South HOA Website** – President Jodi reported that she is still working on the website, but overall everything seems to be running smoothly.

Jackie Higgins made motion to accept Old Business and motion was seconded by Katherine Call. Motion carried.

**NEW BUSINESS:** Jodi Thomas brought up sheds. A homeowner wants to put up a shed in their backyard, but Rubbermaid no longer makes what we have listed in our bylaws. The board agreed that as long as the homeowner complies with the measurements outlined in our bylaws, that will be accepted. When the Bylaw Committee gets together to work on proposed bylaw changes, that is one item that should be changed accordingly. Color of sheds should remain neutral.

Jackie Higgins gave a report on the status of Terminix Reports which are done in January and February. So far, four buildings have been done and there is no termite activity noted to date. She will keep the Board informed as the reports continue to come in.

**CORRESPONDENCE:** Katherine Call received a letter from Jean McDonald (1287-D) asking that the Board take action because there is trash and tree stumps behind her fence from neighbor on the other side (1285-F). Secretary was directed to send letter to Ethan Graham (1285-F), giving him 30 days to clean it up. Also, his front yard is full of pavers and other “stuff” which also needs to be cleaned up. Katherine Call made a motion to send letter giving him one month to clean up his yard, front and back. If he doesn’t, we will clean it up and bill him for the cleanup. Theresa Reimer seconded motion. Motion carried.

Another item brought up by Janice Morris was the logs around the recycle bins. Can we replace them? They are old, rotting, and an eyesore. That might be a good project for Kevin and Shawn. Katherine will follow-up.

Katherine Call made motion to accept New Business. Sharleen Marshall seconded motion. Motion carried.

**ADJOURNMENT:** Motion made by Theresa Reimer and seconded by Jodi Thomas to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:30 PM.

Jackie Higgins – Secretary  
Meadows South HOA