

## **MEADOWS SOUTH ASSOCIATION, INC.**

**February 19, 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, Jackie Higgins, Joe Doyle, Joann Cahoon and Sharlene Marshall. Linda Heppler and Theresa Reimer had excused absences. Secretary confirmed quorum was met.

There were 2 guests in attendance. (Homeowners: Karl Banks (1325-C) and Lois Hewiett (1283-F))

**SECRETARY'S REPORT:** Motion made by Katherine Call and seconded by Joe Doyle to accept January 15, 2019 BOD Meeting Minutes. Motion carried unanimously.

**TREASURER'S REPORT:** Katherine Call, Vice President, gave the financial report. The Meadows South January 2019 Profit and Loss Statement was distributed. Katherine explained about some additional legal fees that came due that were expenses from the prior Board. In three months during the previous term, there was \$3,276.42 in legal fees. One phone conversation with the attorney during that time frame was \$490 for a one hour and 40 minute call. All of the above mentioned expenses were incurred during the prior administration's Board. Katherine briefly brought the Board up to date on certain homeowners' who were behind in their maintenance fees and those specific ones have been cleared up. Currently, we have \$9,828.88 in Savings, \$113,153.40 in Reserves, and \$29,302.36 in Operating Accounts. Katherine wanted the Board to know that all bills have been paid and we are starting with a clean slate. Secretary made a motion to accept Treasurer's Report. Joann seconded motion. Motion carried.

**PRESIDENT'S REPORT:** President Jodi Thomas welcomed everyone. She advised the Board that we are ready to proceed with the Annual Meeting on March 2<sup>nd</sup>. Building assignments (or re-assignments) will be done after the Annual Meeting when we have all the names of the new directors and officers. President stated that we will also follow-up with making sure everyone on the Board gets their certification within 90 days of coming on the Board. Secretary can help with that after the Annual Meeting.

### **OLD BUSINESS:**

**Status of March 2, 2019 Annual Homeowner Meeting** – Secretary Jackie Higgins reported that we are on track and all homeowner packets were mailed on January 19<sup>th</sup> by Joe Doyle. She thanked those who helped with stuffing, sealing, and mailing. That was a big project and it was completed and sent out on time thanks to everyone's help and support.

**Status of Insurance Policies (Kevin Wright and Shawn Holt – Irrigation and Maintenance Workers)** – Katherine gave an update on Kevin Wright and Shawn Holt. They have completed their W2's since they are 1099 employees. They have both signed the Waiver of Liability Form. Kevin is providing his own insurance and Katherine has copies of everything. Everything is in order and they are back to work here at Meadows South. They are busy repairing sprinklers, getting the irrigation system working properly again and back to beautifying the property. Katherine brought up the issue of fruit trees on several homeowner properties, as

well in some easements. The general consensus is that if the trees are on someone's property, it will be up to them. The homeowner must be willing to care for the trees and pick up the fruit that falls on the ground. The fruit attracts rats and we do not want rats. If the fruit trees are on easement property, Kevin can take it down. Homeowner Karl Banks (guest) spoke up and said he wanted to keep his orange tree on his property. Katherine will do a letter to all homeowners. Directors will distribute those letters. Also, we will put a blurb in the Spring Newsletter about it.

**Status of Meadows South HOA Website** – President Jodi reported that website is looking good. She has linked a lot of documents and is still working on uploading some pictures.

**Proposed Bylaw Change Committee** – Theresa Reimer is heading up that committee. Katherine has a folder with some "proposed bylaw changes in it" and she will pass the folder on to Theresa. More to come on this committee. It will be brought up at the Annual Meeting for volunteers.

**Proposed Community Involvement Committee** – Jodi will put a blurb on the Website to see if anyone is interested. She will ask for volunteers

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

#### **NEW BUSINESS:**

**Parking Issues** – Katherine will send a letter to all homeowners and residents, reminding them of what our bylaws state. Only two parking spots for each unit and one vehicle per space are allowed in those spots. There are some people who are pulling in four vehicles in two parking spots and neighbors are starting to complain. It is against the rules and looks very unsightly. (This should be an issue that is clarified in the upcoming proposed bylaws changes.) Also, there are some homeowners who have 3 vehicles and are parking sideways behind their two pulled in vehicles. This is not allowed.

**Unit 1285-F** - It was reported that there is still a problem with Unit 1285-F – lots of debris, bags of sand, and wood in driveway, as well as in neighbor's back yard that belongs to the owner of 1285-F. This situation must be resolved and Mr. Graham has been notified by letter and was given until 2/16/19 to have it cleaned up. It is still not cleaned up. It was decided that the Building Director, Sharleen Marshall, will talk to Mr. Graham to find out what his plans are and let him know that if he doesn't get it cleaned up, we will have it done by our maintenance men and he will be billed. (Side note: Mr. Graham has still not put his shutters up and he was sent a letter well over a year ago.)

**Lighting at the Entrances** – Entrances are especially dark at night. One solution would be solar lights. Katherine will do some pricing on solar lights. If we decide to go with solar lights, Joe Doyle suggested we mount receptors up high. Darkest entrance is #2.

**T-Shirts for Maintenance Crew** – Jackie Higgins made a motion that Kevin Wright and Shawn Holt provide the Board of Directors with a copy of a shirt design and color and price for the HOA to purchase 3 shirts each for them. Joann seconded motion. Motion carried.

Jackie Higgins made a motion to accept New Business. Sharleen Marshall seconded motion. Motion carried.

**CORRESPONDENCE:** There were two pieces of correspondence read to the Board. One was from Jane Jurca regarding issues with the lawn people and the other was from Patricia Nickerson asking for a copy of bylaws. Her Director, Joe Doyle, provided her with the bylaws. Katherine will follow-up with the lawn people and talk to them about not mowing so short, weed eating, and also about not blowing leaves back behind the a/c systems. Karl Banks did advise the board that the mowers cracked a water pipe in his yard, but that Kevin fixed it.

**ADJOURNMENT:** Motion made by Katherine Call and seconded by Joann Cahoon to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:20 PM.

Jackie Higgins – Secretary  
Meadows South HOA