

MEADOWS SOUTH ASSOCIATION, INC.

June 25, 2019

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

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

ROLL CALL: Present: Katherine Call, Jodi Thomas, Jackie Higgins, Joe Doyle, Linda Heppler, Stephen Dufrene, Sharleen Marshall, Joann Cahoon. Excused absence – Theresa Reimer. Secretary confirmed quorum was met.

Guests: Homeowner Karl Banks (1325-C) and Resident Clayton Humphrey (1285-H)

SECRETARY'S REPORT: Motion made by Linda Heppler and seconded by Joe Doyle to accept May 21, 2019 BOD Meeting Minutes. Motion carried unanimously.

TREASURER'S REPORT: Katherine Call, President, distributed several financial reports. (The Meadows South A/R Aging Summary as of May 31, 2019, Balance Sheet as of May 31, 2019, and Profit and Loss as of May 2019.) Katherine reported that the Aging Report reflects \$14,588.58 still due. The biggest portion of that includes the following:

- The unit in foreclosure (1281-B),
- Unit 1309-J in which payments are coming in through our attorney, and
- Unit 1285-F which has paid and we will be getting the monies.

The homeowners of five units in Meadows South (1329-A, 1295-D, 1309-B, 1309-C, and 1329-D) sent an apology for being in arrears and explained that it was an honest oversight on their part. They have sent us a check and are now caught up.

On the Profit and Loss, we are now in the positive of \$3,658.44, which is a good thing. All is good with the Balance Sheet. Jackie Higgins made a motion to approve Treasurer's Report. Joann Cahoon seconded motion. Motion carried unanimously.

PRESIDENT'S REPORT:

Some brief discussion on a discrepancy of \$115 on 1285-F. Our records indicated \$1315.00 was due. Homeowner sent \$1200 to attorney. Balance due of \$115.00. Also, we are not sure why the Release of Lien goes through June? We say it was through May. Our bookkeeper is checking it out with our attorneys. This unit is going up for tax sale in September. The minimum bid is \$22,780.95. The Redemption Amount (Tax amount) is \$1,772.30. The Board confirmed that we are not interested in any tax sale. Jackie Higgins made a motion for Katherine Call to sign the Release of Lien. Joann Cahoon seconded motion. Motion carried unanimously.

Stephen Dufrene made motion to accept Presidents Report. Sharleen Marshall seconded motion. Motion carried unanimously.

OLD BUSINESS:

Status of Irrigation and Maintenance Work (Kevin Wright and Shawn Holt) – Katherine sent around the table a copy of Kevin's work orders and she pointed out that Kevin gives detailed reports on his invoices. Building 1317 has a solenoid issue. Kevin is turning it on/off manually until he gets the solenoid changed. Katherine distributed a sprinkler matrix so that the building directors would know what days their buildings get water and what times. Some are on Wednesday and Saturday and some are on Tuesday and Saturday.

Sharleen reported that she and her neighbor are not getting their lawns mowed. She was concerned that her other neighbor, Tim, should be able to get his lawn mowed. Sharleen said that neighbors put in a chain link fence and 1289-F is not able to get his lawn mowed in the back. Both neighbors on either side are locking their gates and the mowers can't get in there to mow it. Since Bldg. 1298 is Stephen's, he will check it out and take a photo of the problem area.

Status of T-shirts for Kevin and Shawn – Katherine reported to the Board the prices she was given. Set up: \$49, 6 shirts - \$87.88, 10 shirts - \$113.80, and 12 shirts - \$126.76. Samantha Marshall made a motion to purchase three (3) shirts each for a total of six (6) shirts. Joann Cahoon seconded motion. Motion carried. Also, the Board agreed that the logo should say Meadows South on the shirts, not just Meadows. Katherine will advise Kevin.

Status – Entrance Solar Lighting – Katherine reported that the new light came in. No pole was provided, so the light was not able to be mounted on a pole. Katherine will have Kevin mount it. She wants it mounted about a foot above the sign. Light should light both sides. Joe will get with Kevin and together they will figure out a way to mount it.

Status – Expired vehicle tags – Secretary reported that letters were sent to two specific homeowners with expired tags on their vehicles. Both have been taken care of.

Joe Doyle made motion to accept Old Business. It was seconded by Linda Heppler and motion carried unanimously.

NEW BUSINESS:

Proposed Bylaw Change Committee – Katherine cancelled the Proposed Bylaw Change Committee meeting that was scheduled for June 18, 2019. She sent an email to the Board advising the Board that she cancelled the meeting. Katherine said that she feels all homeowners need to give their input. Therefore, she has written a letter to all homeowners which she distributed to the Board. She is calling a Special Meeting on Tuesday, August 20, 2019 at 7 pm at Indian River Church. There was some discussion on this topic and some differing views. Katherine will do a matrix of what kind of input we get and then forward it to the attorneys. Stephen Dufrene made motion to send letter to homeowners. Jodi Thomas seconded it. Motion carried. Jodi will make a notation about the meeting on the website. For the record, a couple proposed bylaw suggestions were brought up as follows:

- If a homeowner owns multiple units, the homeowner should only get one (1) vote.
- Jodi Thomas distributed a letter from Marie Sloan about a bylaw change pertaining to roofs.
- What can we do about limiting rentals in here? Check with our attorney.
- Katherine would like to see rentals kept down to a minimum of 6 months. Others would like to see a minimum of one year or even two years.

Katherine said that she has gotten 9 calls in one week from people asking about rentals. She requested that Secretary put a note on the bulletin board that reads:

"These units are individually owned townhomes, not rentals. This is a deed restricted community. Board members are not to be contacted for rental information."

Secretary asked if we could reschedule our meetings beginning in September due to a work conflict. Discussion took place. Everyone agreed to the third Thursday of each month starting at 7:30, but there was a concern because that's when Sharleen works late. (After the meeting, Secretary was able to work out a schedule where she can be available on the 3rd Monday of each month and sent an email to all board members asking if this would work for everyone. Everyone agreed.) **Therefore, beginning in September, all board meetings will be held on the 3rd Monday of every month, beginning on September 16, 2019 at 7 pm in Room 124. We will no longer be meeting in Room 115.**

Joe Doyle asked if Kevin Wright could get a pre-paid credit card with a limit of \$200. Discussion ensued as to the benefits of him having a card that can be "refilled" as it runs low. Joann Cahoon made a motion to give Kevin Wright a prepaid credit card of \$200 for miscellaneous work supplies. Receipts will be provided by Kevin. Motion was seconded by Sharleen Marshall. Motion carried.

1281-A – Linda Heppler stated that someone had hacked up the owner's tree on her private property up front and it looks bad. Those are her trees and we don't know who did it. That tree is her responsibility.

CORRESPONDENCE: No correspondence.

ADJOURNMENT: Motion made by Joann Cahoon and seconded by Joe Doyle to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:55 PM.

Jackie Higgins
Secretary, Meadows South HOA