

MEADOWS SOUTH ASSOCIATION, INC.

October 21, 2019

A Corporation Not-for-Profit

Indian River Methodist Church – Room 124

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, Linda Heppler, Stephen Dufrene, Sharleen Marshall, and Theresa Reimer. Excused absences: Joe Doyle and Joann Cahoon. Secretary confirmed quorum was met.

Guests present: Homeowner Laurie Whitney (1337-H) and Greg Peel (1337-E). Resident present: Clayton Humphrey (1285-H)

SECRETARY'S REPORT: Motion made by Jodi Thomas and seconded by Stephen Dufrene to accept September 16, 2019 BOD Meeting Minutes. Motion carried unanimously.

PRESIDENT AND TREASURER'S REPORT: Katherine Call, President and Acting Treasurer, distributed several financial reports. (The Meadows South A/R Aging Summary as of September 30, 2019, Balance Sheet as of September 30, 2019, and Profit and Loss as of September 2019.) Katherine also distributed a Profit and Loss Report from January 2019 through September 2019 and a comparable report from January 2018 through September 2018. Reports are very close in income and expense amounts which show we are right on track. Katherine reported that the Aging Report reflects \$14,183.58 still due. The biggest portion of that includes the following:

- The unit in foreclosure (1281-B) (currently owe \$10,178.58) – There has been some legal activity, but steps continue in the appropriate legal manner to continue the forward move to foreclosure this property.
- Unit 1309-J in which payments continue to be made and go through our attorney.
- Other small miscellaneous late payments and owners have been or are in the process of being notified.

On the Profit and Loss, we are in the negative \$3,331.61. This Report reflects differently each month depending on the bills and expenses for the month. The Board may have to consider raising the monthly maintenance fee up because our cable bill will increase 5% beginning in January. We cannot renegotiate our contract until 2022.

All is good with the Balance Sheet. Total Liabilities and Equity - \$155,243.08. Each month a deposit is made of \$785.00 into our Reserve Account. Currently, we have \$119,625.82 in our Reserve Account.

Theresa Reimer made a motion to approve President and Treasurer's Report. Jackie Higgins seconded motion. Motion carried unanimously.

OLD BUSINESS: Status of Irrigation and Maintenance Work (Kevin Wright and Shawn Holt) – Katherine said that she explained our “sprinkler system – reporting of problems” in our recent Fall Newsletter. If a homeowner has a problem with sprinklers, contact their Building Director or Katherine Call. Building directors

should let Katherine know of anyone of their people that needs sprinkler help. She will advise Kevin. Katherine also said this same system applies to Lawn Crew. Do not interrupt the lawn crew or the sprinkler crew when they are working.

Katherine reported that the bank will not allow a reloadable bank card that we were going to give to Kevin for the purchase of miscellaneous items per the Board's motion at the June 25, 2019 Board Meeting. Katherine will meet Kevin at Lowes when purchases are required.

Status – Short Wall letters that were sent to homeowners – Katherine reminded all Directors to let Jodi know what the status is of the letters that were sent to homeowners regarding the repairing, cleaning, and/or painting of their short walls. If the homeowner has not complied, the Directors need to let Jodi know. She is keeping a spreadsheet of each homeowner that was sent a letter. If compliance has not been satisfied, the homeowner will be fined and we want to get that action started. Also, Katherine directed Building Directors to look at their buildings and let her know if there are walls (short walls or other walls) that need repair, cleaning or painting. Not everyone received letters and some homeowners still need to get letters. Can't do the letters unless the Directors let Katherine know who needs to get a letter. Katherine told Directors to get their information to Jodi no later than November 4, 2019.

Status – Newsletter – Nomination Form – Please be sure and fill out a self-nomination form and either put in the HOA box or give to the Secretary so that she can add your name to the ballot. Without a completed form from anyone currently on the Board, your name will not be listed as running again. Secretary informed Board that we need to mail out the Annual Homeowner Packets at least 30 days prior to Annual Meeting on January 18, 2020. The deadline date for mailing is December 9, 2019. Working backwards, we need to have the packets ready the first week in December. There is a lot of information that goes into the Annual Homeowner packet, so volunteers will be appreciated to help stuff, stamp, seal, certify, etc. Just let Jackie know if you are able to help.

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

NEW BUSINESS:

Legal Package Fees – Katherine distributed Legal Package Fees from Clayton and McCulloh. She asked the Board to look at these and consider whether we want to take advantage of this proposal or not. Katherine will check with our attorneys and get the hourly rate to see if it would be worthwhile for us to "purchase" a block of time or not.

Entrance 1 – Stephen stated that the right side of Entrance 1 has a problem with the bushes needing trimmed. Katherine will follow-up with Kevin.

1281-B – Linda Heppler brought up the fact that the front of 1281-B (the property in foreclosure) had been cleaned up. There was a large vine that was overtaking the property. She stated that the wall is falling apart. Katherine will follow-up with Kevin.

Sharleen Marshall made a motion to accept New Business. It was seconded by Linda Heppler. Motion carried unanimously.

CORRESPONDENCE: Three letters:

1. Katherine Call received a letter from Marie Sloan asking about solar panels. Legally, we cannot say no since this is an “energy” issue. Katherine suggested we send her a letter requesting that she use a certain type made for residential properties and that a licensed contractor install the panels, as well as place them in the back of the unit. Katherine will send a list to the Secretary of what we would like to ask Marie to be and sure and do and Secretary will send letter.
2. Katherine received a letter from David Rust and Katherine drafted a reply for the Board to approve. The letter was modified in order to keep it simple and to the point – the by-laws were not followed and action must be taken by the homeowner accordingly or fines will be imposed.
3. Katherine received a letter from Jane Jurca in regard to giving Kevin and Shawn more than 20 hours per week. Katherine drafted a reply to the letter and the Board approved it.

Motion was made by Linda Heppler to approve Correspondence, seconded by Theresa Reimer and motion carried anonymously.

ADJOURNMENT: Motion made by Stephen Dufrene and seconded by Sharleen Marshall to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:00 PM.

Jackie Higgins
Secretary, Meadows South HOA