

MEADOWS SOUTH ASSOCIATION, INC.

May 20, 2021

**A Corporation Not-for-Profit
Meadows South – Unit 1305-F**

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, Kathy Kennedy, Lisa Brague, Joann Cahoon. Quorum Confirmed.

SECRETARY'S REPORT: Motion made by Joann Cahoon and seconded by Lisa Brague to accept April 15, 2021 BOD Minutes, with one correction. (Page #3, change Eforce to Blue Stream.) Secretary corrected April Minutes. Motion carried.

TREASURER'S REPORT: Katherine Call, President and Acting Treasurer, distributed financial reports through April 30, 2021. The monthly reports included: The Meadows South A/R Aging Summary through 04/30/21, Balance Sheet through 04/30/21, and Profit and Loss for April 2021. Our Profit and Loss report reflects a positive for the month in the amount of \$1,977.99. President pointed out that on the Aging Report, Unit 1289-C has been turned over to our attorneys for collection. The cost deposit to our attorneys is \$400 which is a standard fee. A certified return receipt letter of lien was sent to the son, John Streber, of the deceased owner on 4/21/21 by our attorneys. There are a couple of other units who are more than 3 months behind on their maintenance fees and Katherine will reach out to them before sending to our attorneys. Joann made a motion to approve Treasurer's Report and Kathy Kennedy seconded the motion. Motion carried.

PRESIDENT'S REPORT: No new significant items this month, other than what is being reported under Old Business.

OLD BUSINESS:

Status of Foreclosure – 1281-B – President reported that there was no auction on this unit on 4/28/21. The company Buy Direct purchased this unit from the owners. Our attorneys have finalized our judgement against this unit and the HOA received a check from Clayton and McCulloch in the amount of \$13,030.92 which has been deposited in our checking account. After some discussion, Kathy Kennedy made a motion to transfer the \$13,030.92 into our Savings Account. Lisa Brague seconded the motion. Motion carried. Let the record also reflect that the HOA received the past due maintenance fees from January 2016 through January 2021, including interest in the amount of \$2,351.74. The HOA also received the maintenance payments, plus interest, for March and April 2021. February 2021 was a write-off for the HOA, with Board Members approval.

Status of Unit 1289-C – This item was discussed under the Treasurer's Report above.

Status of Road Repairs and Retention Wall in front of Bldg. 1281 – President reported that retention wall in front of Bldg. 1281 and the road repair has been completed. It passed inspection and no longer requires any Code Enforcement action. Contractor who performed the work will send an email to Katherine Call confirming the inspection was signed off. (Keven will keep the trench cleaned out.)

Road repair has also been completed in front of buildings 1283 and 1285. General consensus of the Board is that the road looks really good. There was some fracture cracking on two units' parking pads and the contractor repaired those parking pads at no charge.

Status – April/May Monthly Survey and July/August Survey (current non-compliance issues and new issues)

- **President** – Katherine reported that she and the Jackie will get together and discuss the non-compliance letters that will be sent out. The wording of the letters will be modified. They will discuss more appropriate "legal" wording on the letters.

Kathy and Lisa did the May Survey. Because we have so many letters to send out, it was agreed by the Board to skip the June Survey. Kathy and Joann will do the July survey. Katherine will update the Survey Matrix and who is assigned to the upcoming months. Katherine reminded the Directors that red lettering on the survey means that those units should be checked for compliance because letters have been sent. Director should notate on the survey whether the issue has been done or not done. All new non-compliance issues should be notated on the spreadsheet by the Directors in charge for the designated month. When the survey is updated, those new issues will be in black ink. Updated survey schedules for July and the rest of the year will be handed out at the June BOD meeting and Katherine will provide the "monthly surveys" to the Directors to make their notations on when they do their walk-arounds. (**Note from Secretary: Who gets the monthly completed surveys when they are done by the Directors – Katherine or Jodi?**)

Jackie Higgins made a motion to approve Old Business. Linda Heppler seconded motion. Motion carried.

NEW BUSINESS:

President reported that owners and residents are now starting to call the Hot Line. She receives 2 to 3 calls per week.

Secretary pointed out that Clayton and McCulloh offer a free class on how to renegotiate a cable/internet contract with HOAs. Kathy will follow-up and check it out.

Jodi Thomas made motion to accept New Business. Kathy Kennedy seconded motioned. Motion carried.

CORRESPONDENCE: President received an email from owners of 1295-B asking about paint colors. They also provided their email which President and Secretary have made note of.

ADJOURNMENT: Motion made by Kathy Kennedy and seconded by Linda Heppler to adjourn meeting. Motion carried unanimously. Meeting adjourned at 7:45 PM.

Jackie Higgins
Secretary, Meadows South HOA