

MEADOWS SOUTH ASSOCIATION, INC.

September 16, 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, Jackie Higgins, Linda Heppler, Kathy Kennedy, Lisa Brague. Unexcused absence: Joann Cahoon. Excused absence: Jodi Thomas (medial reasons). Quorum Confirmed.

President introduced Melissa Brandon, a new homeowner (1283-A), and she has volunteered to be a Director on the Board. A vote was taken and approved unanimously. (Melissa has lived in the community for one year as a tenant, so is familiar with our bylaws and governing documents.) Secretary advised Melissa that she must become “certified” within 90 days of coming on the Board and Secretary gave a brief explanation and options available to Melissa.

Guest: Clayton Humphrey

SECRETARY'S REPORT: Motion made by Katherine Call and seconded by Kathy Kennedy to accept June 17, 2021 BOD Minutes. Motion carried.

TREASURER'S REPORT: Katherine Call, President and Acting Treasurer, distributed financial reports through August 31, 2021 (June, July and August). The monthly reports included: The Meadows South A/R Aging Summaries, Balance Sheets, and Profit and Loss Reports. Financial Reports originate from Quick Books and there were some items that needed to be cleared up (ie., HOA cell phone amount – appears to be listed as a cumulative amount and if so, it should reflect monthly amount only on the P&L report.) Also, report showed expense for road repairs in the amount of \$47,400, but transfer from Road Fund into Operating Fund was not listed on the report, thus reflecting an erroneous negative balance of -\$47,186.87. Also, formatting on the Balance Sheet needs to be fixed because it is still “one line off” and is confusing to read. Every line item needs to be moved down a line so that the item matches the dollar amount. President suggested we hold off on the Financial Reports until our next BOD meeting on October 21, 2021. President will get with the Bookkeeper and update the reports to reflect accurate accounting of reports. All financial reports for June, July, August, and September will be reviewed for approval at the next BOD meeting.

PRESIDENT'S REPORT:

President informed the Board that she received a tax lien notice on 1287-G. Taxes have not been paid in a long time. Clayton and McCulloh advised us through a written letter what the tax notice was about. Clayton and McCulloh also received the tax notice lien and had to respond to it. Jackie Higgins made a motion to approve President's Report. Linda Heppler seconded motion. Motion carried.

OLD BUSINESS:

Status of Unit 1289-C – President reported that this unit has been submitted to our legal team. We received an invoice from Clayton and McCulloh in the amount of \$600 and President paid the bill. Nothing new to report at this time. Legal work continues to move forward.

Status of Letters – September Monthly Survey – Since Melissa has joined the Board, President reported that for the month of September, it would be good for Melissa to do the walk around with Linda Heppler (instead of Lisa) so that Melissa could gain the experience. For the month of September, the team will be looking for out-of-compliance issues that have not been done. If the issue is done, mark “DONE” on the spreadsheet. If not done, make “NOT DONE.” Give the final spreadsheet to Jodi (with a copy to Katherine, if possible).

Update Renegotiation of Spectrum Contract - Kathy Kennedy and Clayton Humphrey volunteered to gather information on the Spectrum contract that is expiring in January 22. Clayton presented their findings. The only option available other than Spectrum would be AT&T Direct TV. It would require everyone getting satellite dishes and it is a 2-year contract. The Board did not feel that is a feasible option. The options with Spectrum are as follows:

1. Request a quote for our “current services” – no change.
2. Request a quote for “reduced viewing”
3. Pull the plug and no longer offer cable television
4. Request a quote on getting both cable and internet

All the homeowners should be advised at the Annual Meeting of the available options with explanations. Kathy and Clayton will contact Spectrum with all the possible options and if possible, they will bring that report to the October BOD meeting.

Status of Procuring bids for resurfacing roads to be presented at the January Annual Homeowners Meeting – President met with two contractors. She explained that in the past, asphalt was placed on top of the roads, over the concrete. It was a temporary fix. Our only option at this point is to rip off the asphalt and start all over because the concrete underneath would be in very bad condition. We do not have enough money right now in our Road Account Fund to take on this project. President suggested we put the road project on the back burner for now. We should hold off and save the money so that we can do it right. President will get an estimate to present to the homeowners at the January Annual Homeowners Meeting.

Discussion on exterior paint colors to be presented at January Annual Homeowners Meeting – Secretary presented pre-selected colors and passed the brochure around. There was a lot of positive input. President kept the brochure and will follow-up with getting color cards or more brochures that can be sent out in the Annual Homeowner Packet for the homeowners to view and vote yay or nay on this project. Also, if it is a “go” to be presented at the Annual Meeting, a decision will have to be made as to whether only brown shutters will be permissible or whether homeowners will have a choice between brown or white shutters. Board will follow-up at the October Board Meeting.

Follow-Up – October Neighborhood Barbeque/Block Party – Due to Vice President’s excused absence and lack of interest in a block party at this time, this item will be removed from the Agenda.

Lisa Brague made a motion to approve Old Business. Kathy Kennedy seconded motion. Motion carried.

NEW BUSINESS:

Terminix Discussion (bait stations) – President reported that it was brought to the Board’s attention that 2 units had suspicious insect infestation and Terminix was contacted. They were found to be what’s called “big headed ants”, not termites. Years ago, Terminix used bait stations, but they are no longer used. They were removed many years ago, but some were left behind. At the time, Terminix informed the Secretary that the

bait stations would not cause any termite issues. They do not draw termites. Clayton had done some research on this issue and the Board was assured that the bait traps left behind are not causing any termite activity and if a homeowner wants to pull it up and throw it away, that's fine. Keep in mind that leaky pipes, decaying vegetation and wood mulch up against the house can draw termites. Clayton advised the Board that when one homeowner in Bldg. 1285 reported termites, Terminix came out and treated the entire building.

Preparation of Annual HOA Meeting – Secretary advised Board that it is time to start preparing for the Annual Meeting. It's a busy time of year and it all begins with the Fall Newsletter, which will contain the Annual Nomination Form. President asked the Board for input on things to put in the Newsletter and asked them to let her know if they have any suggestions or input.

Secretary suggested that when the Annual Homeowner Packet is sent out, several forms should be included in the packet: Owner Contact Information Form, Tenant Contact Information Form, and Designated Voter Certificate (for units who have more than one owner). Also, Secretary has contacted Darlissa Salazar at Indian River Methodist Church to reserve a date and room for the Annual HOA Meeting. Secretary will confirm date and location and advise President (to be included in the Fall Newsletter), as well as the Board. It is tentatively scheduled for Saturday, January 22, 2022 from 10 AM to Noon in the Sanctuary. (Confirmed date on 9/20/21)

Secretary mentioned she will need volunteers to help collate, stuff, stamp, and mail homeowner packets as our deadline date is early December. Board is always positive and ready to help.

Estoppel Letters – Clayton Humphrey brought up out-of-compliance issues that have been grandfathered in. He proposed that when the property is sold, the estoppel letter should list the items that are out of compliance. He stated that owners should be advised of where they are out of compliance before selling their unit.

Clayton Humphrey also asked the question why we don't use the church for our monthly board meetings instead of Kathy Kennedy's unit (1305-F)? President explained that we switched our meetings from the church to a home unit when the Corona virus hit and the church was not renting out the rooms anymore. Also, at that time, we were trying to save money, so the Board felt it was a positive move. Clayton mentioned that Kathy's unit is not set up for a disabled person and President stated that we do have a ramp available for monthly use. His concern was use of the restroom and it being disability-friendly. He wanted to know why the Board does not re-convene at the church. We will discuss again at the October BOD meeting. (At this point, we don't know if IRC is permitting monthly board meetings. Will need to check, as well as confirm monthly cost before we take this under consideration and vote accordingly.)

Katherine Call made motion to accept New Business. Kathy Kennedy seconded motioned. Motion carried.

CORRESPONDENCE: None. President reported that people are starting to call the HOA phone number.

ADJOURNMENT: Motion made by Lisa Brague and seconded by Katherine Call to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:11 PM.

Jackie Higgins
Secretary, Meadows South HOA