

**MEADOWS SOUTH ASSOCIATION, INC.**

**November 18, 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. **Excused Absence:** Melissa Brandon

**Guests:** Clayton Humphrey

**SECRETARY'S REPORT:** Motion made by Joann Cahoon and seconded by Lisa Brague to accept October 21, 2021 BOD Minutes. Motion carried.

**TREASURER'S REPORT:** Katherine Call, President and Acting Treasurer, distributed financial reports for October 2021 (Aging Report, Balance Sheet and Profit and Loss Statement). After some discussion and review, Joann Cahoon made a motion to accept the Financial Reports for October 2021. Motion seconded by Kathy Kennedy. Motion carried.

**PRESIDENT'S REPORT:**

President informed the Board about three (3) invoices that were received by Clayton and McCulloh. Since Unit 1289-C has gone into mortgage foreclosure, the Board agreed that since the Association is now a party to the mortgage foreclosure, further action on the lien foreclosure should be put on hold pending outcome of mortgage foreclosure. President advised Clayton and McCulloh that they don't need to take any further legal action at this point on our end. Invoices were approved by the Board and will be paid.

Jackie Higgins made a motion to accept President's Report. Joann Cahoon seconded motion. Motion carried.

**OLD BUSINESS:**

**Status of Unit 1289-C** – President reported that this unit continues to be in the hands of our Legal team. No new activity to report.

**Status of Letters – October Monthly Survey** – Short discussion ensued on people having fire pits in the backyards. It is acceptable as long as they are following the fire codes. Regarding non-compliance issues, there are a lot of new issues, but we are still carrying several pending items. It was decided that we will not send out any more letters of non-compliance until we clear up what we currently have on our survey. The November survey will be done by Lisa Brague and Joann Cahoon. They will be looking for issues that already have received non-compliance letters and have not yet complied.

**Exterior Paint Colors** – Board decided that instead of choosing a color choice or even several color choices, instead homeowners will be informed that we are thinking of a color change and that we are going to offer a discussion on a change of color at the Annual HOA Meeting. Input of the homeowners on this idea is important before we put in the time and effort selecting colors.

**Note to the file:** Should the by-laws change in the future, all owners will have to comply. Example: If you have to repair your fence, you must follow the guidelines in the by-laws and bring it into compliance at the time of repair.

**Preparation of Annual HOA Meeting** – A Budget committee was formed. Members on the Budget Committee are Katherine Call, Jodi Thomas, and Linda Heppler. They will present the Proposed 2022 Proposed Budget to be included in the annual homeowner packet.

**Update Renegotiation of Spectrum Contract** – A Spectrum Summary sheet, including the three (3) options Spectrum is offering is being included in the annual homeowner packet. A voting form is also being included in the homeowner packet. There was some discussion on what to include on the “voting sheet”, but the Board agreed that the Spectrum Summary Sheet, detailing each of the three (3) options was sufficient.

Linda Heppler made a motion to approve Old Business. Joann Cahoon seconded motion. Motion carried.

**NEW BUSINESS:**

**Green Troops Lawn Service** – President talked with Green Troops and our contract runs out in May 2022. If we approve new contract starting in January, rates will stay the same. Joann Cahoon made a motion to extend contract for another year with Green Troops and Jodi Thomas seconded motion. Motion carried.

**Dumpster – Entrance 3** – Lisa Brague stated that she saw someone dumping stuff in the dumpster on Entrance 3 and confronted the person. The person lives in Meadows North. Lisa told him that our dumpsters are on private property and people outside the community are not permitted to use our dumpsters. Board members expressed concern and caution and agreed that no board member should engage in confronting someone, especially when alone. President sent a text message to the President of Meadows North and told her to let her people know that we are a private property and not to use our dumpsters. President also informed the President at Meadows North that we do have cameras. Hopefully, the problem will be resolved.

Joann Cahoon made motion to accept New Business. Linda Heppler seconded motioned. Motion carried.

**CORRESPONDENCE:** A letter of appreciation to the Board for their hard work was received from Michael Wilkes, 1329-F.

**ADJOURNMENT:** Motion made by Jackie Higgins and seconded by Kathy Kenney to adjourn meeting. Motion carried unanimously. Meeting adjourned at 8:03 PM.

Jackie Higgins  
Secretary, Meadows South HOA