

NOTICE TO HOMEOWNERS: (If you desire to be put on the Agenda to address a specific issue, please notify Secretary one week prior to BOD monthly meeting.)

MEADOWS SOUTH ASSOCIATION INC., A Corporation Not-for-Profit
NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Meadows South Association, Inc., that the monthly Board Meeting of Officers and Directors will be held at the following date, time and place:

Date: **September 21, 2023 (THURSDAY)**
Time & Location: **7:00 PM – Unit 1305-F**

AGENDA:

- **Pledge of Allegiance**
- 1. **Call to Order**
- 2. **Roll Call and Quorum Confirmation**
- 3. **Minutes - BOD Meeting – June 15, 2023 – Secretary**
- 4. **Minutes – Special BOD Meeting – July 20, 2023 - Secretary**
- 5. **Treasurer's Report – (Financial Reports) – Kathy Kennedy**
- 6. **President's Report – Susan Seger**
 - i. Solar lights stolen – Entrance 1 and Entrance 3
 - ii. Flag
 - iii. Jeff - \$300
 - iv. Recycle bins – How often is pick-up? Are we putting up any kind of signs indicating what can and cannot be placed in the bins? What kind of signs and who is doing it?
 - v. **Review Fall Newsletter – needs to go out no later than later than 10/1/23.**
 - vi. Secretary (Jackie) has retired due to health issues, but is willing to stay on as long as possible to train new person and transfer all files, supplies, equipment, etc. Secretary's duties will be limited due to health restrictions, but she will do the best she can on a month-to-month basis through the end of the year, December 2023.
- 7. **Old Business**
 - Status - Meadows South HOA Website – Patti Nickerson
 - Status - Upgrading & Operation of Sprinkler System – Kathy Kennedy
 - Status - Non-compliance Letters – Susan Seger
 - Status - Wooden structures around dumpsters – 3 bids required for 2024 annual meeting – **Must have bids no later than 11/15/23** - Susan Seger
 - Status – Selling Parking Pad Strips – Patti Nickerson
 - Status - Parking Pads – Painting 16" (top and bottom of pad) white stripes to designate parking spots (template made) – Susan Seger

- Status of By-Laws (Are they inclusive in HOA By-laws & recorded in Public Records? Total cost to HOA. Have all homeowners been notified by 8/31/23 via email? – Jackie Higgins & Susan Seger
- Status - Concrete Repair – Bldgs. 1291 and 1289 – Get new bids and if over \$1500, must have bids no later than 11/15/23 for 2024 Annual Meeting – Susan Seger

8. New Business

- Another Meet & Greet Community Gathering? 9/24/23 @ 11 am (Do we want to have welcome packets on hand and if so, how many? Contact Information Forms for Owners and Tenants?) Organize details (table, chairs, water, coffee, condiments, cups, plastic spoons, donut holes, napkins, etc.) – Susan Seger
- Discuss upcoming 2024 Annual Meeting (date requirements, Fall Newsletter, Nominations for Office, everything that goes into the Annual Homeowner Packet, Volunteers, etc.) - 2024 Annual Meeting – January 20, 2024 – 10 am to 12 noon. IRC Charge - Jackie Higgins

9. Correspondence

10. Adjournment