

Meadows South HOA Board Meeting

Minutes for 2/15/2024

Meeting called to order at 7:00pm and presided over by Susan Seger President

- Pledge of Allegiance
- Roll Call Susan Seger- present.
Kathy Kennedy- present
Linda Hepler- present
- Quorum confirmed.
- A brief impromptu conversation regarding attorney firm change, search occurred resulting in returning to our current firm Clayton and McCullough until such time. As a new firm is found and fully vetted.
- Minutes for January were reviewed, motion made to accept made by Kathy K seconded by Linda H, motion passed.
- The treasurer report was reviewed, and aging report was in question, a few owners in area discussed and a decision to send delinquent accounts to collections was made. Further conversation will take place at the annual meeting. Motion to accept treasurer report. Susan made motion and Hepler 2nd it. Motion passed.
- President's report. HOA dues were discussed ahead of the annual meeting. The increase will take dues to \$125.00. 2024 budget reflects \$115.00 a month necessary to balance for the year. However, 2023 ended with a deficit and the 1st quarter of 2024 is also in the negative when compared to the budget. The bottom line is \$10.00 a month above the increase of \$115.00 to equal \$125.00 for the remainder of the 2024 year.
- Tree work has commenced with those which are dying, or dead are being cut down.
- The irrigation work is progressing on schedule. A large number of broken sprinkler heads have been discovered as well as broken pipes.
- Once we purchase a new control panel and the broken equipment is repaired, we should have a reliable system. We are in the early phase of repair.
- The annual meeting was discussed. Susan has a few people in mind to assist with sign in and vote counting.
- The motion to accept the President's report was made by Linda. Kathy K 2nd it. Motion passed.
- Old Business
- Concrete parking area at building 1289 was considered to be rectified in the month of April or May. Clayton Humphrey will pursue a second bid and report back to the board.

- Clayton Humphrey will research law firm referrals for potential and future changes. Motion to accept old business was made by Linda H. and 2nd by Kathy K. Motion passed.
- Correspondence- one letter by an owner was read concerning the irrigation and pipes broken.
- Linda Hepler requested clarification regarding the bylaw proposal changes. Motion to accept old business was made by Kathy K, 2nd by Linda H. Motion passed.
- Motion to adjourn the meeting made by Linda H. 2nd by Kathy K. Meeting adjourned at 7:41pm
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