

The Meadows – Board Minutes

March 5th, 2026 on Zoom

- Call to order: 9:58 a.m.
- Roll call:
 - Board Members – Mark Mynsberge, Rich Parker, John McLellan, Ruth Clements, Mary Runnels
 - Monica Tombers (Recording Secretary)
 - Mr. Management – Josh Smith
- Approval of Minutes: None needed to be approved at this time.
- Co-owner Forum: No Co-owners were in attendance.

Open Session:

- Manager Report – Action List completed, no questions.
- Open Tasks - Many will be addressed after the weather breaks.
 - Timberline cleaned up the debris located next to Meadows West and on The Meadows property. As agreed, cost will be shared with Mitch Harris.
 - Cracking front step at 917 Spirea will be fixed by Timberline. Any other concrete work will wait for the spring thaw to allow things to settle down.
 - Since Dean Kelly's garage door is insulated, and there is no documentation that Mitch Harris installed it, another garage door will be selected to establish time and cost for Andohr. The estimate is \$500.
- Completed Tasks - No comments on completed tasks

Committee Reports:

- Financials:
 - John made comparisons with previous years and finds that we are currently ahead a bit. We only have January data, so far. We will have higher snow removal/salt costs than expected. Legal costs were \$1,700 for last month.
 - Concrete road work for Sedum will be shared with Meadows West.
 - Some of our investments have matured and will need to be set aside for concrete work and also partially re-invested. Rich and Mark will make transfers in the next few days.

New and Old Business:

- Concrete Project 2026 Discussion
 - As soon as we have firm dates, the schedule for concrete work will be sent out and posted on the website. OneCall will be used to update the individuals involved as the schedule is implemented.
 - We will emphasize that cars should always stay off curbs and sidewalks to prevent damage. Time for the concrete to cure is 7 to 10 days.
 - Josh let the Board know that updates to the Co-Owners contact list are usually made within a day of him receiving new information, so we are all set to contact everyone.
 - Spring Walk-Through will be scheduled for early May.

Next Meeting: 4/9/26

Adjourn: 10:50 a.m.