

The Meadows – Board Minutes

April 9th, 2026 on Zoom

- Call to order: 10:03 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 open tasks will be addressed after the weather warms up.
 - CIA Meeting: Richard talked with Roofers and Garage Door People. He asked how to avoid driveway concrete damage, from heavy trucks, during roof and garage door installations. Answer: Supplier should be able to use a boom truck to deliver materials to the roof. If driveway is too long, materials will be carried manually. He confirmed that purchasing complete doors, and using their parts to repair worn out pieces, is done in the industry. Beckway did not seem to be willing to do individual panels. Josh will reach out to Altech Doors, Brandon Dunn, to request an estimate.
 - Andohr will still start with the first garage door repairs. This is to find any specific difficulties and to have a better estimate of the cost of the jobs. Three units have been chosen: 1049 Spirea, 475, Hosta and 826 Spirea.
 - Regarding header repair at 48 Sedum. Andohr will come in May. This will also determine what kind of inspections we need to do on other units.
 - Concrete work. Mark and John authorized the payment. Check is ready in the Mister Management office to be picked up. Has not yet been picked up.
 - Candice sent Mark tax documents, so taxes have been paid.
 - Quote from Chris/Timberline: There will be a 3% increase per year except for sprinkler and gutter cleaning, which have had the same price for 3 years.
 - Irrigation contract for repairs was approved by the Board.
- Completed Tasks - No comments on completed tasks

Committee Reports:

- Financials: Year-end review is posted on the website under financials. Cash on hand was \$690,848 at the start of 2025. The year ended with \$834,286.
- The February balance is about 829,000.
- Snow plowing has already cost \$51,000 this year. We may end up over budget at the end of the year.
- No hiccups in year-end review.
- No Reserve study needed this year. A reserve study was completed just 2 years ago, in Sept 2024. The norm is to update every 5 years.

New and Old Business:

- Concrete Project 2026 Discussion –
 - Deposit has been paid. They might have a draw towards the end of the project and then we will pay the rest when it is all done.
 - Work starts Monday April 13th.

- There will be several e-mails and phone calls as the project proceeds. Orange cones will be placed to advise Co-owners to move their cars off the road from the construction area. Once the work is done, cones will be left in place, for 14 days, for the concrete to cure. At that time parking will be allowed on the street again. One side of the street only and, of course, not on the new concrete curbs. The project will be very busy and confusing. The Board asks everyone to please be patient and respectful and to advise their visitors of the situation.
- Additional CAI Discussion
 - The Board recognizes that an AI usage policy needs to be created to protect everyone's privacy. Our attorney is writing up a general policy for all of her clients, and we can use that to adopt our policy. Josh is aware of the risks and the only one who uses it so far, and then only as a glorified spell check. Nothing is sent out without human review and approval.
 - At a presentation by lawyers, solar energy policies were discussed. We do not yet have all of the answers because there is a lot of confusion.
 - The presentation on HOA Board Responsibility was presented only by HOA Presidents from gated communities. One good idea came out of it. When the Board hears that a unit is going up for sale, they will do a walk-around inspection for anything that needs to be fixed but may not have been reported by the Co-owner.
 - Richard was looking for a solution to the many concrete steps that must be replaced after only 2 years. Apparently a Soloxaine spray treatment can make it waterproof; to make it last several more years. The spray we have used has not been very effective. He will try this new spray in the fall.
 - In a presentation on trees, bushes, and pond management, Richard asked about the mature blue spruce trees that are being attacked by a fungus. Apparently, our area is too warm and humid for the blue spruce. Eventually we will need to cut all of them down. It is agreed to replace those trees with a variety of species.
- Timberline Irrigation Repair Contract is ready to go.
- Josh will be sending out RFQs for Roadway Crack Filling. This will not be done for a couple of months, after the concrete replacement project is done.
- Landscaping Decoration Rules and Regulations and signs for which beds are serviced by Timberline, are under discussion to find a way to be fair to everyone. Many changes were made over the years without Modification Applications being submitted for approval. Some beds are not being cared for as agreed. Mark made a motion to form a Landscaping Committee to develop recommendations for the Board. John seconded and the rest of the Board approved. Ruth was named Chairman and Mary and Monica volunteered. The Board is concerned about a new Board, sometime in the distant future, applying the rules differently and causing a lot of unwanted changes. The committee will also address the modifications needed for changes behind buildings. Our Landscaper may also be consulted.
- Discussion about Co-Owners being responsible for lawn damage they cause. This is mainly regarding damage to the grass beside driveways. It does not include damage from the snowplows.
- 905 Spirea had a leak in their basement. The leak was from an exterior spigot, split copper tubing, and so is the co-owner's responsibility. The Board suggests closing all spigots, in the basement, in the fall and leaving them open to keep them drained for the winter.
- The Spring Walk-Through is scheduled for May 5th.

Adjourn: 11:44 a.m.
 Next Meeting: 5/7/26