

Meadows Board Meeting Minutes

May 1st, 2025

Zoom

- Called to order at 10:09
- **Roll call:** Rich Parker (Absent), Marie Wolfer, Ruth Clements, Josh Smith (Mister management) Mark Mynsberg , Mary Runnels and John Mclellan.
- Approved last meeting minutes. Approved On April 3rd and posted
- Co-owner forum-no co-owners in attendance
- Monica Tombers is here to talk about website

Open session:

- Manager report
 - All action list items completed- no questions.

Open tasks-

- Garage door trim painting. Discussion on painting garage door trim. Board agrees to do half of the garage trim painting this year and the other half next year. Josh will close out the ones that have been completed and Mark will send him a new list for the work order.
- Garage door replacements- we have budgeted for panel replacements out of reserves. We are waiting for the vendor to give us a quote. Mark will give a list and Josh will have Beckway come out for a quote.
- Still waiting for invoice on the tree removal on Sedum.
- Josh will update the open tasks list as soon as he is able. Hopefully by the next meeting.
- 462 Hosta- Andor has been out for repair.
- # 18056-1-exposed wood, will have Andor take a look.
- Josh will have Andor come and look at the leak in the bedroom wall below the window at 83 Sedum.
- Power washing to be done soon. All buildings that were not done last year will be done this year. Josh will send the list.
- 83 Sedum outside spigot-leaking-Josh to send a work order to Timberline

Completed tasks- no questions.

Financials-

- John gave a financial report. We did not hit our target for reserves last year. We need to control expenses this year to beef up our reserves.
- Operating budget we had this year was down from last year.

Community Reports/Projects-

- Monica is here to discuss statistics on the website. 49 new users. Monica asked about lubricating garage doors. Lubricating is the co-owners responsibility.
- Discussion on garage doors and the master deed.
- Planting out front will be done after Mothers day.

Communication Committee:

- Monica will receive a PDF copy of minutes to post on the website. Mary will have articles for Monica to post as information for the website.
- Mary is looking at articles for recycling options.

- John suggested posting recipes on the website

New and Old Business

- Discussion on limited common elements and what the co-owner is responsible for regarding repairs.
- If Andor or Timberline look at something that needs to be aware if it appears to be something in the unit to let Josh know before doing the repair or tell the co-owner it will be their responsibility for the repair cost.
- Year end review discussed and reported, this can be posted on website in AppFolio
- Crack filling is recommended to be done every year-Josh will send out a quote from the same company that completed it last year.
- Ruth suggested that we organize a community picnic. Mark agrees with Ruth, but Richard wants the pizza party.
- Board agrees on community picnic, the board can pay for hotdogs and buns and possibly lite snacks..Date will be Saturday, August 9th beginning at 1pm. with the 16th as a rain date. Location will be down by 1000 Spirea (building # 15). Association will look into possibly getting a tent or asking co-owners to contribute awnings ,etc. Bring your own chairs, beverages and dishes to pass. RSVP will be suggested and what dish you may be bringing.