

MEADOWS BOARD MINUTES

November 6, 2025 on Zoom

- Call to order 10:01 am
- Roll call: Mark Mynsberge, Ruth Clements, Richard Parker, Mary Runnels, John McLellan. Josh Smith – Mr. Management
- Acknowledged approval of Sept. 4th minutes, posted on 9/8/25
- Approved draft of annual meeting minutes
- Discussed Oct. 8th minutes, requested revisions, and approved. Josh will post
- Marie resigned her Board position on October 31st, 2025. Board voted to appoint John to fill her position until the term ends next year.
- Ruth proposed assigning of Board Positions as follows:
Mark – President
Rich – Vice President
John – Treasurer
Ruth and Mary – Members at Large
Mark seconded, everyone in favor.
We are looking to appoint someone as a secretary for the meetings in a directorship position.
- Co-owner forum – no co-owners in attendance

Open Session

Manager report – action list completed – no questions

Open Tasks –

- A large amount of the open tasks are currently being completed, siding and cement.
- John suggested getting headers fixed during slow winter months
- Currently waiting for garage door panels estimates. Some came in at the end of meeting. Discussion on exactly what our expectations are and ways to save money.
- 976 Spirea water drainage issue – fixed for the time being, will have to re-evaluate when spring rains come.
- Vista Shine quality problem, even after return visit. Will look for other contractor. Josh to put out notice for bids.

Completed Tasks- none

Financials

- John gave an update, not much change since Annual meeting last week.
- Concrete curb replacement will come out of reserves and he would also add in the landscaping work that will need to be done as a result of that work.

Community Reports/Projects –

- Mary and Ruth talked about Gleaners Food Drive
- Josh stated that an email blast will go out for any Rules and Regulations changes, per our ByLaws.
- John asked that an email blast go out to announce Marie's resignation and his appointment.

Committee reports –

- Beautification committee - Ruth asked if week of Thanksgiving is alright to decorate for Christmas. She will get a group together, weather permitting. Josh gave Ruth the address of potential new owners.
- Maintenance committee - Mark and Rich plan on checking headers throughout the community this fall. Mark and Rich will put stakes on the east embankment to monitor erosion.
- Communication Committee – Monica absent this meeting. Mary asked about potential article about Rules and Regulations. Everyone decided email blast was enough.

New and Old Business

- Mark will be looking for a dedicated secretary to take the minutes so the Board can focus on the discussion at hand. This person would be put in a Director position and have all the responsibilities and expectations of a Board member, but no vote.
- Mark rewrote the Rules and Regulations for Fire Pits to address safety concerns. Approved by all. Josh will send out in an email blast.
- Concrete was discussed, our insurer notified us that we need to address disrepair and trip hazards in our concrete. Particularly the condition of our curbs and gutters. Failure to make the repairs could jeopardize our insurance and cause significant increase in the cost. Josh to obtain three bids for the complete replacement of the

curb and gutter in 2026. We will also be evaluating options and costs for our sidewalks.

- Rich discussed Meadows West and cost sharing for roads.
- Ruth asked for and got approval for \$275 to be spent to wrap and unwrap the bushes by 971 Spirea. They always get damaged by the salt, this should keep us from having to replace them.
- Lawn Ornaments were discussed. A complaint has been received about 895 Spirea for the lighthouse and windmill. Josh will send out a violation notice.
- Josh discussed the 2% additional fee charged by Mr. Management for large projects. So far we have not had to pay this, but some large projects coming up in which the amount of extra work required will cause us to get charged. We can negotiate with Dave when this happens.
- Mark will go to the township and discuss removing sidewalks.