

Meadows Board Meeting Minutes

June 5th, 2025

Zoom

- Called to order at 10:06 am.
- **Roll call:** Rich Parker, Marie Wolfer, Ruth Clements, Nicloe Smith (mister management) Mark Mynsberge, Mary Runnels, John McLellan. Monica Tombers joined the meeting to report on the communications committee.
- Approved last meeting minutes from May 1st,2025 and posted.
- Co-owner forum-no co-owners in attendance
- Cancel July meeting. All board members agreed by unanimous vote.

Open session:

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

Open tasks-

- 900 Spirea needs to be backfield. Please submit a work order. Mark spoke to the co-owner about his deck and the needs for repair, this would be co-owners responsibility because the deck has been modified.
- 16 Sedum- deck boards are rotted. Repairs request to be sent to Andor, co-owner will need to be contacted to schedule.
- 840 Spirea-basement leak- this has been taken care of.
- Mary Runnels- Bees are on both sides of the deck- needs to be scheduled.
- #18921-1- Update on garage door paint-Josh will be coordinating. Please place it on the action list for Josh.
- #19060-1- catch basin needs a new quote, only to include 2 addresses as listed.
- 861 and 867 Spirea- landscaping and drainage issues, quote from timberline, Josh needs to contact residents about their responsibility for the invoice. The association's responsibility has been accepted, waiting for resident agreement. Please place on action list.
- Discussion regarding irrigation costs related to annual replacement of deteriorated sprinkler heads,etc. This has been included in the budget.
- 466 Hosta - Nicole will check into the wood missing work order.

Completed tasks:

- 98 Sedum-hole behind, Mark looked at it before-assigned to Timberline to look at for possible filling.Nicole will place on action list for Josh.

Financials-

- John gave an update on our financial situation, so far so good this year for the budget. We are in line, thus far.
- John mentioned that we have a relatively high percentage of co-owners using the portal.

Community Reports/Projects-

- Garage sale- June 19,20 and 21 from 9am-4pm. Josh will add it to the community calendar.
- Mark will write up something to send to the community to be aware of individuals breaking into unoccupied units in Meadows west. People should notify the authorities if they suspect this behavior.

- **Community picnic-** Ruth will get a committee together to plan. The association will provide \$ for meats and buns, condiments, water, plates, napkins, plasticware and possibly a tent. Otherwise, bring a dish to pass. Ruth will write out an announcement. Saturday August 9th with rain date the 16th. Time 1p-4p. Eat at 1pm. 3 categories: appetizers, side or dessert. Mark will look into getting a tent. RSVP to Josh or Ruth.

Committee reports

- Beautification committee- great walk through. Most complaints came from the damage from the salt. This is costing our association related to damage of bushes, grass and plants. Ruth reported that 80% of boxwoods died from the salt damage.
- Ask Chris for a bid using a different product on sidewalks, driveways, porches to preserve the integrity of the environment. Possible calcium chloride and calcium phosphate. Can possibly continue to use rock salt on roads. Discussion regarding a combination of salt and sand to treat the roads. This may be a good option to reduce cost.
- Discussion regarding safe effective ways to treat ice and snow to minimize damage to vegetation.
- Discussion regarding the sprinkler heads and cost on an annual basis for replacement due to damage.
- Consider a cost analysis for replacement of shrubs or a more costly product for ice and snow. We do need to consider that the association would be responsible if the roads and sidewalks are not safe.

Communication Committee:

- Monica reports on the website usage.
- Mark will send the board a copy of a letter to review about why the association fee needs to increase.

New and Old Business

- Waiting on some new contracts for
 - Chipmunks all over the neighborhood, causing damage to rock walls and getting into the garages. Mark sent Josh an email to see if there is anything Erlich can do to control the chipmunk problem. Nicole suggested for Erlich to place a bait station. Josh can get a quote for this, the cost will be minimal compared to the damage these are causing.
 - Carpenter bees on Mary's deck. Need to be addressed and holes need to be filled in or they will continue to come back.
 - Annual meeting rescheduled for October 29th, 2025.
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Next Meeting: August 7th, 2025 at 10am.