

The Meadows – Board Minutes

February 5th, 2026 on Zoom

- Call to order: 10:01 a.m.
- Roll call:
 - Board Members – Mark Mynsberge, Rich Parker, John McLellan, Ruth Clements, Mary Runnels
 - Officer – 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.

- Vista Shine – Guest: Jeremy, Owner of Vista Shine / Power washing.
 - Richard listed good and bad results from the last couple of washings, especially since the previous year had been better. Jeremy apologized for miscommunication and has taken care of the personnel problem. He promises to be there every day, if he gets the contract. He will address the pending problems that have already been paid for. Jeremy said that there would be a \$300 increase this year.
 - Jeremy requested a point of contact for the project days. We will let owners know that owners need to pay extra if they want it done on another day. We will use On-Call to let the owners know about when the cleaning will be and to request that all decks need cushions, plants, and anything that can be damaged, be removed for the cleaning.
 - Josh will send out info from the other two bidders so that the Board may approve the contract.

Open Session:

- Manager Report – Action List completed, no questions.
- Open Tasks - Many will be addressed after the weather breaks.
 - Mark will try fixing Dean Kelly's garage door, to see how difficult it is and if we can reduce costs. Liability of board members doing the work was discussed. We do have insurance coverage for us to do it. We want to buy doors and separate the panels for multiple fixes, instead of Beckway replacing the entire door. This might save \$15,000 to \$20,000 on the project. Josh will check with Andor and other contractors. If they are licensed as a builder, they may be willing to try it. Josh will check if Andor would do it. Table discussion we have additional bids.
 - # 19059-1 - 979 is being evaluated. Take 1019 off as the concrete will be replaced.
 - #16084-1 – closed.
- Completed Task - No comments on completed tasks

Committee Reports:

- Financials:
 - John made comparisons with previous years of liabilities and capital. Close of 2024 – \$690,848. Close of 2025 \$843,286.
 - Expenses in 2025 were \$12,000 over budget for asphalt
 - Irrigation is expected to go over original estimates in conjunction with concrete work.

- Snow removal costs have increased due to weather and salt shortage.
- There was \$15,465 for legal bills.
- We are about \$20,000 over budget right now. John anticipates some major problems this year.
- Summer Picnic: Scheduled for July 18th - Saturday (1-4pm) Last year went well. Voted to keep it on “the Runway.” Board will put a call out for volunteers as we are planning it. More to be discussed.
- Maintenance Committee: Regarding hill side east of Spirea. Mark is taking measurements from stakes, to see if the hill is continuing to erode. Will check with MSU Extension service for a better growth cover. Right now, it is looking good with lots of vegetation.
- Communications Committee: Mark has renewed the Meadows Website and web address. About 8-10 people looked at the site last month.
- Welcome Committee: Two more baskets were delivered. More baskets were ordered, since we were out.
- Beautification Committee: “is watching the snow come down.”

New and Old Business:

- Concrete Project 2026 Discussion
 - Mark and Richard looked over the contracts. There are concerns about not everything being covered in the bids received. Acres bid is lower than the others. Their references are very good. He has not answered if he has a builder’s license. Josh will follow up. Board agreed, once the license is set, we are ready to go.
 - General comment, references stated that today’s concrete is not as good as the old Portland cement.
 - Nicole will review the bids and see if she sees any problem.
 - Post Meeting Update - The 3 bids are:
 - Luigi’s Cement: \$128,175.00. It does not include sidewalks and driveways.
 - Acres Contracting: \$168,285.00. Met with Mark and Rich, gave references, references were all positive.
 - Jayson Mason: \$403,253.00. Price is more than 2x Acres.
- Mister Management Contract Renewal
 - Clarified, charges applied to The Meadows for return checks are passed on to the Owners.
 - Josh will research authorizing Mister Management to start tracking rentals. We do not have anything in our documents to address this right now. Will vote to include in the future.
 - Requested to specify September 15th as the date by which the board needs financial estimates. Instead of “60 days before end of financial year.” This is so the board has time to develop a preliminary budget prior to the Annual Meeting.
 - Discussion on 2% management charge from Mister Management for special projects, such as the concrete work. This does not apply to regular maintenance projects. This fee will be negotiated regarding the concrete work since the board does much of the owner contacting and logistics. Board agrees to prep the owners, use On-Call, and send out reminders. Just the concrete contract will be negotiated.
 - Board has heard from a few owners that Mister Management does not always get back in touch with them. Josh emails back from a Voice Mail, and that may not be sufficient. He tries to get through everything each day – Voice Mail,

Resident Requests, and E-Mails and promises more focus on good communication.

- The Board is satisfied with Josh as their representative and knows that he will check with Nicole, as needed. The Board also compliments the back-office people; they are very responsive and probably do not get enough praise. The Board agrees that Josh's hats are good too.
- Board voted to approve contract, with the changes discussed.
- Concrete Project CD Withdrawal:
 - Discussion to decide when to withdraw the \$84,000, to begin the concrete project, based on CD renewals. Rich and John will research it. Board voted to let them make the decision without more Board approval.