



Estates @ Meadowwood III
Board Meeting
April 20, 2021 at 4:00pm
Via ZOOM

Meeting Minutes

1. Attendees:
 - a. Board Members –
 - i. Dale Mohlenhoff
 - ii. Doug Heyamoto
 - iii. Claudia Lopez (absent)
 - b. WEB Properties –
 - i. Ron White
2. Approve March 23 Minutes
 - a. Dale Mohlenhoff: Y
 - b. Doug Heyamoto: Y
 - c. Claudia Lopez: Absent
3. Update on March 2021 YTD Financials:
 - a. Income - -\$10,912.42 (+\$876.42 to budget)
 - b. Expenses - -\$5,922.04 (-\$1,092.96 to budget)
4. Bank Balances 03.31.21:
 - a. Operating - -\$68,606.17
 - b. Reserves - \$80,111.29
 - c. Savings - -\$38,596.27
5. Old Business:
 - a. Landscaping Improvements
 - i. Claudia drafted a letter asking homeowner opinions on three options.
 1. Doug and Dale agreed that the least expensive option would not be acceptable and suggested redrafting for two options.

2. Ron to confirm bid for entire project and for slightly reduced scope.
 3. Then send notice to homeowners seeking opinions.
- b. Windstorm Damage:
 1. Ron compiling final costs, including fence bid, and insurance reimbursement and will forward information to the Board.
- c. Entry lighting repairs:
 - i. Initial replacement of a small handful that were out resulted in vandalism of 15 of the 18 total.
 1. WEB Maintenance replaced all 18 lights.
 - ii. Consider whether to install cameras.
 1. Claudia to research monitoring companies.
- d. Reserve Study:
 - i. 2021 itemized project is to have the catch basins cleaned (from NDB roadside swale down and under to the TH) for \$4,500. Ron had Action Drain scope and only found a few basketballs. Suggest putting a grate in front to keep large items from going down. Also suggest having Action check the other vertical drains located in roadside swales. Approved by Board.
 - ii. Received bid from Quality Maintenance for crack sealing. They did the sealcoating work a couple of years ago. Board approved work.
- e. Additional Maintenance:
 - i. Treating and painting rusted footing bolts and mailboxes.
 1. Tom with WEB cleaned and painted the rusty bolts.
 2. Received a bid of \$6,860.70 for painting mailboxes. Ron to send bid to Board for review.
- f. Audit vote (required by state law):
 - i. Ron drafted ballot and letter and Board approved to be sent 4/23, with votes due 5/7.
- g. Homeowner Landscaping:
 - i. 1005 N Dunbarton Hillside Maintenance:
 1. Ron to send correspondence to Board for review.
 - ii. 1309 N Lancashire Backyard Improvements:
 1. Ron advised homeowner of Board approval.
 - iii. 1011 N Dunbarton (vacant lot)
 1. Contracted with C&C to spray twice yearly.
- h. Gate:

- i. Currently time changes require contractor to make changes onsite. Upgrade to wireless remote is ~\$1,200. Ron e-mailed Rick at Ornamental Gate for details. No response as of today.

- i. Backflow Inspections

- i. Required by LLS&WD. We will have the tests performed for the townhomes and add to costs of landscaping assessment, but all other homes will be required to test as well.

- j. Tree next to 1415 N King James Ln was removed. Waiting for schedule to replace.

6. New Business:

- a. Newsletter Ideas:

- i. Send request for updated homeowner contact to distribute each Spring going forward.

- ii. Announce Board positions:

- 1. Dale – Pres

- 2. Claudia - Secretary

- 3. Doug – Treasurer

- iii. Reminder that hillsides are responsibility of homeowners (we typically send a letter out).

- iv. LL Sewer & Water requirement to have backflows tested starting this year. We are working with C&C on pricing, if interested.

- b. Next meeting date: May 18, 2021

7. Adjourned: 5:05pm