

ESTATES AT MEADOWWOOD III HOA

Board of Directors Meeting

Agenda

Thursday September 4th, 2018

Rocky Hill Park

1. Call to order and establish quorum. 4:09pm
 - a. Introduction of Board Members in attendance
Jerry Brown, Dennis Thompson, and David Wyatt
 - b. Introduction of WEB Representative
Bridgett McCain
 - c. Homeowners
Terri Schmarr

2. Financial Update through 8/31/2018
 - a. Income: \$0.00 Yearly= \$70,096.97
 - b. Expenses: \$6,165.75 Yearly= \$47,043.92
 - c. Account Balances: Operating Account: \$28,824.59
Reserve Account: \$75,940.29
Savings Account: \$8,582.63
 - d. Delinquencies
Mr. Nicholson \$333.30
Mr. Mickelson \$131.65

3. OLD BUSINESS:
 - a. HOA Projects
 - Replacement of the Trees along Mission Ave
This is completed; all the trees are still alive but most are in shock. Terri brought to our attention one of the trees is leaning and needs to be re-staked. Bridgett will check with Greenleaf to see if they recommend doing anything to help trees in shock.
 - Crack seal and Seal coat
This has been completed and looks really good. We have one home owner whose tenant drove on the sealant and damaged a couple of driveways. We are working with the Homeowner and tenant to get the other homeowners property cleaned of all tire marks.
There are two areas on the street where chemical has taken the new seal coat off.
 - Dead landscape replacement
This has been completed and so far all the bushes are looking healthy
 - b. Update on homes requested to be painted
1113 N. King James was noticed on the South Side of his home. No response Terri also brought to our attention the need for 3 trees to be removed as they have died and replaced.
905 - 1019 N King James
1315 – 915 N Dunbarton Oaks, these homes need to have their back hills weed whipped and otherwise look good.
 - c. Resident Online Access Portal
64.5% of Homeowners are on the portal

- d. Townhome Landscaping Issues; The Board does not want to do a French drain here. Bridgett with WEB Properties is going to look at what it will take to bring the ditch farther down and then maybe add a small plastic pipe to go through the side into the drainage swale.

4. NEW BUSINESS:

- a. Discussed a multiple year contract with Jammin. Bridgett will contact him to see what the yearly increases would be.
- b. Photo Cell Install for entry lights
This has been finished and should continue to function properly as the daylight lessens. The timer has been fully bypassed.
- c. Procedure for notices to Residents
Procedure in the future is to make sure that there is one weeks' notice to all home owners prior to a large project. Notices will be emailed and mailed out.
Bridgett is going to look into other ways of notifying residents. See if Text messages can be sent out from Rent Manager, also see if there is a group that can be added to the portal that the Board has access to so they can send out notifications as well.

The Board asked for an updated bid on getting an updated Reserve Assessment.

The Upcoming Budget needs for 2019 were discussed. Bridgett is going to get Snowplowing bids, call the city to see if utilities will increase, check with Vista see if buy out is going to change prices and then check to see when the \$15 an hour minimum wage is fully instated.

The October meeting was discussed. Bridgett will reserve City Hall for October 24th at 6:30pm for the annual meeting.

Bridgett also notified the Board that there is a law that says all meeting have to be public and we have to notify all owners 14 days prior to the meeting of the meetings location and time.

5. Adjournment