



Estates @ Meadowwood III Board Meeting
September 11, 2023 at 4:30 pm (Via Zoom)
Join the Zoom Meeting

<https://us02web.zoom.us/j/84649414769?pwd=VWNac0FGYXhPbkITUURFVh3Q2VJUT09>

Agenda

1. Call to Order and Introductions:

- a. Roll Call and Establish Board Quorum – Doug and Jenny are present for a 4:31 pm start

2. Approval of Minutes of Preceding Meeting:

- a. Approval of 8/7/23 minutes – Jenny and Doug Approve the minutes

3. Reports of Officers:

- a. President – Doug: Recap of the Monthly Financials →
 - i. End of July Income +\$2,800 in collecting dues
 - ii. \$7.7k higher than our budgeted estimate
 - iii. Improving on delinquencies -
- b. Secretary – Jenny
- c. Treasurer – Greg

4. Reports of Committees:

5. Unfinished Business:

- a. Hillside Maintenance – Board →
 - i. Notices have gone out from WEB
 - ii. WEB Properties will check homes and then send to us – they need a response back within 2 weeks of homes on the watch list OTHERWISE they will send a notice the next 2 week go around
 - iii. If a board member sees something – they will email to Lauri and Bill
- b. Home Painting – Doug, Jenny, Greg & Dale walk through
 - i. Will finish on 9/18 at 4:30 pm. Will meet down at Greg's.
- c. Common Area Landscape Maintenance
 - i. No comments on the Common Area Landscape Maintenance
- d. TH Landscaping
 - i. Common Area Tree removal – COMPLETED
 - 1. Dead Tree on the line of the Golf Course and home down on King James with Porta potty out front.
 - ii. Sprinkler Replacement – Hunter head replacement – Greg: They do require maintenance and will need to be replaced. But we will table until Spring.
 - iii. Trimming – Do we give homeowners the option to not have them done → We will let Ralph know that he can choose to do his own trimming. Add a red ribbon to the plants that people do not want trimmed.
 - iv. 1st Half Assessments – will be assessed this month – WEB →

- e. Entrance Gate Security – modifications & camera options. –
 - i. WEB → Sent over a bid from Ornamental Fence:
 - ii. \$8000 to upgrade the system – we could add cameras at a later date
 - iii. Table to discuss at our yearly meeting if we want to add to next years budget
- f. Social Media Group Page set up. Doug to contact T. Schmarr to be the social media lead?
 - i. Rob Jenkins was lifting things off of our site and moving to the other site
 - ii. Terri Schmarr can also step in and help
- g. Board Operations Survey – Send to Homeowners after adding Comments option →
 - i. WEB will send out to the home owners
- h. Summer Social – A success. Expense reimbursements issued this week.
 - i. Successful event
 - ii. Looking for another house to host next summer
- i. Trustee Sale Update – 1315 N Dunbarton Oaks
 - i. Bill – Home is still in foreclosure
- j. Reserve Study Update – Criterium Engineers – budget for next year
 - i. Had at \$1,900.00
- k. Annual Meeting – October 23rd not 6pm - Another date may be needed
 - i. Checking dates of 10/16 and 10/19
- l. Notice to 1319 N King James regarding Porta-Potty removal/relocation
 - i. Has been moved to the side of his house

6. New Business:

- a. On Street Parking Overnight by homeowners and/or residents
 - i. Houses with parking on the street and blocking other driveways
 - ii. Will send letter to home on King James with cars overnight
- b. Future Board Meeting Dates – 10/16 or 10/19. November 13th 4:30
- c. Draft Budget – WEB
- d. Gate closure on Halloween: 8:00 pm
- e. HOA Directory → Linda M. and Pat Skattum are putting together a directory
 - i. Ask Linda M if they do want phone numbers and emails
- f. Current ARC Submittals – Upcoming → Send Letter to the home with construction happening to the front of their house
- g. Send letter to the home on King James with glossy paint
- h. Crack Sealing Company – Verbally attacked Greg when he learned that he is on the board. We will no longer be using that company.

7. Adjournment: 6:35 pm