



Estates @ Meadowwood III  
Board Meeting  
November 21, 2022  
4:00 PM

## Minutes

- Roll Call
  - a. Board of Directors Establish Board Quorum:
    - i. Dale, Doug and Jenny
  - b. WEB Properties
    - i. Bill & Lauri
- Approval of Minutes from September and October meetings – Jenny resent for Doug/Dale/Bill to review and approve. Approvals will be sent via email.
- Proof of Notice of Meeting or Waiver of Notice – Sent out. Entered into the minutes.
- Reports of Officers
  - a. Finance review - \$0 Income
  - b. We are \$2,858 below our annual income budget target
  - c. Operating account reserves and savings accounts are maintaining
  - d. YTD expenses \$61K, below budgeted expenses of \$68K
  - e. Carefully watch expenses YTD as we end the year – as we have no income coming in
  - f. We have unpaid townhome fees from a couple of homes. WEB will send notices.
- Reports of Committees
  - a. No Committee Reports

- Unfinished Business
  - a. Hillside Maintenance – Table until Spring, but Board would like thank you’s sent to hillside homes for the work that was completed this year and looking forward to additional progress next Spring.
  - b. Home Painting – Table until Spring
  - c. TH Maintenance next steps:
    - i. Review old scope of work
    - ii. Draft new scope with details and levels of service
    - iii. New bids for expectations of service with the expectation on vendors to have a supervisor that will follow up on the work
  
- Landscaping Lighting Photocell has been replaced:
  - a. Check to see if the light stays on during the day
  
- Committee Interest:
  - a. Claudia Ventura/Lopez volunteered to head up the Newsletter and Social Committees
  - b. Message from Linda Mohlenhoff – regarding Social Committees will be forwarded from Dale
  
- Board Member Nominees:
  - a. Lisa Lambert, Greg Kautz, Brandy Horne, Bill Horne – the Board will reach out to the individuals to see if they are interested.
  
- WEB will be sending a draft budget to The Board for review and changes in December.
- First of the season snowfall and timeliness of snow removal vendor was discussed.
- C&C is coming back to do additional landscaping work to finish the Fall work. Pruning took place on 10/31. Too much debris was left on property. We may get complaints from TH owners.
- White strip painted next to stop signs are completed and look good, though it was anticipated that they would be wider. The Board consensus is that they do help.
- Crack sealing is completed as well – recommendation that we complete earlier in the year in the future.
- Decorating the front entrance to the HOA with lights was discussed as an option to make things more festive. Some items to find out would be is there the electrical capacity to handle that, would the HOA purchase them and where would they be stored during the year. Bill suggested that there are companies that do holiday decorating. WEB will see what options there may be for the HOA to contract their services.
  
- Adjournment 5:05 PM