

## Meadow Grove Condominium Association

### Annual Meeting (at Meadow Grove Trail and Bent Trail Drive)

August 4, 2022

- I. The meeting was called to order at 6:30 p.m. by Ken Hornak, President. Quorum established (32) with 20 units present and 12 proxies.
- II. Introduction of Kramer-Triad Management, Demetria McClelland, Community Manager and Lisa Holbrook, Administrative Assistant. Board members, Ken Hornak, Margot Campos, Barb Fichtenberg, Jim Russo and Tom Meloche introduced themselves.
- III. Welcome new residents: Bruce and Shonna Swift (3563 MGT), Katie Welch (3583 LTD), Jaden/Jung Jae (3653 MGT), Lisa Edwards (3523 LTD).
- IV. Review and approval of 2021 Annual Meeting Minutes. Motion to approve minutes made by Karen Zaruba (3636 MGT); seconded by Eddie Bonnewit (3611 MGT).
- V. Election of Board of Directors. Two two-year positions open.
  - A. Introduction of candidates: Ken Hornak (incumbent) and Margot Campos (incumbent).
  - B. Open floor nominations: none.
  - C. Election: Motion to accept nominations and vote by acclamation made by Eddie Bonnewit (3611 MGT). Seconded by Hanneke Bonnewit (3611 MGT). All in favor. Motion passes.
- VI. Financial review. It was noted that the increase in HOA fees was to bring our reserve funding to the level needed to fund upcoming projects. We can anticipate smaller increases each year to keep up with inflation. A new reserve study was just completed since the last one was 4 years ago. The board will be reviewing it soon. We anticipate repaving of LTD in 2023 and MGT in 2024. A suggestion was made to move some savings in treasury bond which Demetria will check.
- VII. Review of current and upcoming community projects
  - A. Irrigation system: Precision Irrigation is working on getting repairs completed in the next week or two.
  - B. Painting of front door/trim: several still need to be completed by Get Pro after we have a week of dry days.
  - C. Driveway joint sealing: units marked will be done by DCAM within the next month; notices will be provided with instructions not to park on affected driveways.
  - D. Dead tree and shrub removal: will be completed by MLP in the next few weeks. Not replacing any shrubs this year.

- E. Replacement of some trees in October: several of the new trees planted last fall have died and will be replaced by Lodi Farms as they are under warranty.
- F. Retaining wall replacements: two on Bent Trail Drive are scheduled to be replaced by MLP in September.
- G. 2022 Reserve Study: board will be reviewing and sending out information.
- VIII. Election Results: both candidates approved by acclamation.
- IX. Adjournment of meeting at 7:11 p.m.

At the direction of the Board, minutes were taken and transcribed by Barbara Fichtenberg, proudly managed by Kramer Triad.