

Meadow Grove Condominium Association

Annual Meeting (Outside Meeting)

August 5, 2021

- I. The meeting was called to order at 6:30 p.m. by Demetria McClelland, Community Association Manager. Quorum established with 31 units present and 1 proxy.
- II. Introduction of Kramer-Triad Management, Demetria McClelland and Rita Khan, Community Director. Board members (Kranthi Bandaru, Margot Campos, Barb Fichtenberg and Ken Hornak) introduced themselves.
- III. Review and approval of 2020 Annual Meeting Minutes. Motion to approve minutes made by Lorelle Thomas (3607 MGT); seconded by Karen Zaruba (3636 MGT).
- IV. Welcome new residents: Ralph and Sharon Dinse (3551 BTD); Himenshu Harish & Neha Gupta (3591 BTD); Michael Reed (3618 MGT).
- V. Election of Board of Directors—a brief explanation of board duties and meeting information was given by Demetria. 1-one year position and 3-two year positions are open.
 - A. Introduction of continuing board member (Margot Campos); introduction of candidates (Barb Fichtenberg and Ken Hornak)
 - B. Open floor nominations: Jim Russo (3625 MGT) and Thomas Meloche (3629 BTD). Motion to close nominations by Chris Russo (3625 MGT); seconded by Nancy Lohr (3599 MGT).
 - C. Election: Motion to receive vote by acclamation made by Karen Zaruba (3636 MGT); seconded by Eddie Bonnewit (3611 MGT). All in favor. Motion passes.
- VI. Financial review. Questions regarding accounts receivable being so high. Demetria explained about a couple of co-owners being on payment plans and how the foreclosure process has been on hold due to the Covid situation. Cases are in litigation and we are working to clear them up. There is a lien on these accounts so the balance will be collected upon sale if not before.
- VII. Upcoming community projects
 - A. All new exterior light fixtures
 - B. Painting of front door/trim and garage door trim; getting a quote for garage doors.
 - C. Concrete repairs
 - D. Dead shrubs removed and replaced (if area is not overcrowded)
 - E. Dead trees removed and replaced
- VIII. Questions/Comments from the Floor
 - 3594 BTD states that garage floor in front of garage door is crumbling

- 3599 MGT states that DCAM gave an estimate on her porch but nothing was done.
- 3603 BTM suggested that DCAM be contacted regarding leaving debris on the lawn and concrete residue on siding.
- 3629 MGT, 3591 BTM concrete issues; 3522 MGT (gap in garage floor),
- Question about why it took so long to get sprinklers shut off that were running from Thursday until Monday. AOC repairman did not know where shut off was. Jim Russo said to call him in an emergency for shut off.
- Several co-owners complained about shrubs not being cut back far enough.
- 3559 BTM and several other residents complained about algae on siding. Explained that we had 7 of our buildings cleaned 3 times by the same company and that we were now looking for another vendor before scheduling the rest of the buildings.
- 3624 and 3535 MGT expressed their frustration with receiving letters stating that their decks needed to be stained because they had just been done last season. There are no consistent deck colors. The letter listed stains that are no longer available. The information that was sent out listed the previous stains that were used prior to deck policy revision in Sept. 2018. They thought it was unreasonable to give them 10-14 days to complete the project before being fined. Jim Russo suggested that the board review the policy. Co-owners can wait on decks and no fines will be assessed.

- IX. Amendment of By-Laws: we are in the process of drafting the documents. Once complete, they will be mailed out. A community informational meeting will be held to answer any questions. The voting period will run for 90 days from the date of the meeting. We need 2/3s of co-owners to approve in order for it to pass.
- X. Adjournment of meeting at 7:37 p.m.