

MINUTES

MEADOW GROVE CONDOMINIUM ASSOCIATION

Board of Directors Meeting

Remote Meeting

Wednesday, August 24, 2022, 7:00 p.m.

I. Join Zoom Meeting

II. Call to Order

The business meeting of the Meadow Grove Condominium Association was called to order at 7:05 pm by President, Jim Russo.

Board Members present: Jim Russo (President), Ken Hornak (Vice President), Barbara Fichtenberg (Secretary), Tom Meloche (Treasurer) and Margot Campos (Member at Large).

Kramer Triad: Demetria McClelland.

III. Co-Owner/Visitor Forum

No co-owners or visitors present.

IV. Approval of July 6, 2022 meeting minutes

Motion: by Margot Campos to approve July meeting minutes.

Seconded by Ken Hornak. Unanimously approved.

V. Management Report

1. Financial Report (July 2022)

It was noted that Union Bank insures funds >\$250,000. The new account set-up fee of \$75 is new in 2022 and is ultimately paid by the co-owner.

2. Unit Sales Report:

A. Welcoming committee delivered gifts on July 28 to 3651 MGT, 3523 BTM and 3583 BTM. Delivery to 3631 BTM will be scheduled after they move in. Also need to deliver to 3650 BTM (Glenn Dong). New renters at 3601 MGT (Scott Bieda & Jaclyn Hibbs) and 3619 BTM (owner intends to offer for rent—12th rental unit).

3. Work Order Review

- #1038: BTM & MGT street sign—DONE; close.
- #1039: BTM storm water system; work started on 8/24.
- #1040: 3607 MGT—leak above garage; DONE; close.
- #1041: 3583 BTM—bees or hornets in the wall; Demetria to confirm if done.
- #1042: 3651 & 3601 MGT—poison ivy; came twice; DONE. Close.
- #1043: 3591 BTM—sump pump connection to drain; DONE; Close.
- #1044: 3651 MGT—animal in attic; Demetria to confirm if done.
- #1045: 3628 MGT—driveway joint sealing; to be done in September.
- #1046: 3635 BTM—drywall repair; DONE; Close.
- #1047: 3525 MGT—outdoor faucet repair; DONE; Close.
- #1048: 3625 BTM—siding leak; Demetria to confirm if completed.
- #1050: duplicate; cancel.
- #1051: 3524 MGT—outdoor faucet installed; DONE. Close.
- #1052: 3556 BTM—outdoor faucet installed; DONE. Close.
- #1053: various locations; misc. siding; DONE. Close.
- #1055: 3560 BTM—siding repair; Cancelled. Close.
- #1056: 3521 MGT—wasp nest; recent order.

VI. Open Business

1. Retaining Walls: Demetria to contact MLP regarding start date.
2. Removal of dead trees and shrubs (board approved by email): Demetria to contact MLP regarding scheduling.
3. Drainage issues behind Building 31: Demetria has quote from MLP for installation of a French drain and will send it to the board for approval.
4. Driveway Joint Sealing (DCAM): One-third of the buildings have been marked and work will be done in September; will do another round next year.
5. By-Laws Revision: Demetria to contact attorney regarding status.
6. Storage Unit status: AOC has removed and destroyed old records; Margot will get rid of dog station; Build Master will store gutters and vertical pieces and pick them up at their next job here. Hire AOC or another company to dispose of remaining items.
7. Splash Blocks: Demetria to follow up with MLP.
8. MLP contract: Demetria or Jim will forward copy for our review.
9. Bids for asphalt project in 2023 (BTM). Demetria to get bids.
10. Get-Pro Painting status: they have finished the doors. In place of the door that was already done by AOC, they will do the utility closet door at building 47, coming back next week to sand, prime and paint. Weatherstripping quote will be sent (price

for one garage). We will decide how many units need it and whether it will be done by the association or paid for by interested co-owners.

11. Irrigation System: repairs are almost done. Still need to do 2 zones across from Building 31 and repair a leaky valve. Scheduled for August 31.

12. FSM deposit status: lawyer said we didn't cancel in time; Jim called Marc Bay and he said they'll refund the money.

13. Lodi Farms tree replacement: new trees are tagged; Barb will coordinate for late September/early October planting.

VII. New Business

1. Solar panels: the board authorized Jim to investigate pricing for solar panels to coincide with roof replacement schedule.

VIII. Next Meeting Date: Wednesday, September 28, 2022 at 5:00 p.m.

IX. Adjourn to Executive Session:

General meeting adjourned at 8:05 p.m.