

Annual Meeting Agenda
Sunday March 26, 2023

NE 6th Court Cul De Sac -Jerry's House
4PM to 5PM

Sign-in and establish quorum

Thanks to everyone who attended. We only had 5 residences represented at the meeting and two responded to the invite that went out. As such we did not meet the meeting threshold. We need at least two more responses to hold a valid meeting.

Website Update – Any recommendations for improvements

No updates. One request to **add a map of the community** to the website. This will be done in the next couple of weeks.

Please send me any ideas to improve communication in the community.

A new group email has been created residents@meadow-creek.org that includes homeowners and renters and that will be used for general community mailings and discussion. A separate email list will be used for billing as bills are sent to homeowners, not renters. A third list is maintained for optional social use for a separate invitation to all for the annual Neighbor Day event or for private use between neighbors (and for those not wishing to get in big discussions). Children are listed there for anyone's interest, as on the map for the same purpose. All lists will be updated at least once per year

Note...if you are selling or refinancing your home, the HOA's rules and bylaws are available on our website: <http://www.meadow-creek.org/hoa-rules-and-regs.html>. To get dues confirmation, please have the title company email me at treasurer@meadow-creek.org or jugdhoot@hotmail.com

Landscaping Update –

Rates remain \$682 per month inc. tax.

No members of the Landscaping committee were able to attend the meeting so there was no update on actions taken following last year's meeting, specifically on price comparison of using other landscaping companies. A follow up email has been sent. The landscaping committee also was not able to report on their task per last year's meeting of proposing a new method of compliance monitoring on homeowners' yards. In the interim, last September 2022, the Board resumed it's method of monitoring in prior years by it's assistant, Carrie Aguirre. Carrie shared that there was a sizeable volume of infractions what were being documented and managed in a very friendly, agreeable manner with apt reminders and violation notices.

There was discussion about updating our rules to prevent board members from using the same vendors that support the HOA. This was deemed impractical for

services such as water, electric etc. Discussion was made on landscaping services, however as we have a landscaping committee made up of neighbors not on the board, independence for this vendor is in place.

We are also looking to add a Rock to the entrance by the lower 4. This is estimated to cost around \$500 and will include the rock and delivery. We are also looking to add some perennial flowers and bushes. **A proposition is forthcoming with costs in the group email, with a vote to follow.**

Block watch update / Social update

No major updates.

Park & Play Equipment.

No major updates

We are also looking to add a free public library station in the park. This would cost around \$400 and would provide a place for neighbors to deposit old books that others could then borrow and read. This would primarily be for childrens books focusing on ages 5-12. Also, no age limit was discussed. **A proposition is forthcoming with additional information in the group email with a vote to follow.**

Fence repairs completed last year following windstorm– **none expected this year**

No major updates

Treasurer's Report

Spending 2022/2023

Review proposed budget for 2023/2024

c. Ratify budget

1) Even though we have increases in insurance costs and utilities (water and electric) and real estate taxes, we are recommending holding dues flat at least for this year at **\$700 due April 15th**. **However, as we did not meet the threshold for holding a valid meeting, due date for dues and amount of dues is TBD.**

2) Payments should once again be made through Zelle, a person to person payment system used by many banks. Details will be provided with the dues notice.

As we did not have enough homeowners present, we did not ratify the budget.

Review of MCCO Rules and Homeowner Responsibilities

Payment of dues

Applications for major landscape changes

Fence colors

Maintenance of yards

Garbage cans
Parking
Compliance with local regulations
Parking during school drop off times

A reminder that NE 6th Ct is a public street and so is subject to local laws. Reminder, please keep front yards clear of debris, neat and tidy. We want our community to remain engaging and pleasing to all who live here and visit.

Note, trash pickup is Thursdays. Please move cans within 48 hours of trash pickup

Nominate any new members to the board
Review director's position and responsibilities
Nominations from the floor and second nomination
Statement from all nominees
Vote (one ballot per household) and tally

There was discussion of the ongoing interest and need to have a changing of hands to relieve present volunteers who have been serving for almost two decades. It was decided that all volunteer work would be listed with tasks and hours spent to inform the community of what is being done, to inspire a turn over of volunteers, and lastly to delineate exactly what work is being offloaded in the event of hiring a management company. It was decided that these lists should be shared (and updated) yearly alongside the meeting information and minutes.

Anyone wanting to become a new member to the board, please let us know. It's a very minimal time commitment (other than for the me as treasurer managing the finances 😊). Please note that by keeping our HOA run by homeowner volunteers, we don't pay management fees!

New business – Follow up to 2022 Meeting Actions.

- Landscaping committee update
 - No update presented
- Update on interest on using a HOA management company.
 - Research was done for determining a management company
 - 3 vendors found, two local, one national
 - Prices vary on service provided.
 - Treasurer Jug Dhoot provided a spreadsheet comparing the three options.
 - Jug Recommend national company with mid tier service. Cost is \$2,700 per year or approx. \$100 per household extra.
 - Would still require a treasurer to oversee the vendor and monitor portal.
 - **Proposition forthcoming, with vote to follow.**
- Treasurer Jug Dhoot is looking to pass the baton to someone else. Options are

- Someone shadow him for a year and become treasurer next year with full role. Save community on use of management company – takes about 70 hours of time in the year.
- Someone take over during the year with management company help. Would need to oversee company...estimate 40 hours per year.

Adjourn