

# Manchester Meadows HOA

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*The greatness of a community is most accurately measured by the compassionate actions of its members. -- Coretta Scott King*

## November 2019 Annual Meeting Minutes

**President:** Andy Mummert (**AM**)

**Vice-President:** Kevin Bricker (**KB**)

**Architectural Chair:** Dave Lerew (**DL**)

**Treasurer:** Scott Myers (**SM**)

**Secretary:** Kristen DiLuca (**KD**)

**AM** - calls meeting to order @ 7:04pm

**KD** - Reviews minutes from 2018 Annual Meeting

**SM** - Moved to approve minutes

**AM** - Approved meeting minutes

**KB** - Discussed progress of drainage swale issues to fill in everyone on the floor

**BOARD** - Self Introductions

**FLOOR** - Self Introductions

### Financials

**SM** - Discussed Balance sheet status as of today (2019)

- 1k still owed on drainage swale; contractor will finish remainder of work to get 1k payment

- Discussed profit & loss
- Reviewed the status of 2018 year and we did hit a big loss
- Reviewed list of addresses of those with outstanding dues (a few homeowners paid dues tonight)
- We did not pursue any legal action this year because of too much cash from reserve that was used for drainage swale
- Any questions? None
- We extended our 4-yr contract with Bryan Shaffer and there was a small cost increase
- Bryan Shaffer also does personal yard work on lawns, feel free to contact him

### **Budget Review**

**SM & AM** - Starting for 2020, we will be **increasing dues \$5 per quarter / \$20 per year.**

We need to do this to increase our reserve - have a specific amount in reserve is required by law; we also need to do front landscape work; trees need to be removed along Church Rd.; Additional trees need to be added along Church Rd.; Our MM sign needs some TLC (upgrades/updates);

- Would like to spray for weeds but currently the cost is too much
- Could possibly do neighborhood events with increased reserve

**AM** - Looking into electronic payments - paypal or electronic debit; explained cost involved and still researching

**SM** - We could use our website to do our administrative work / payment notifications

**FLOOR** - Neighbor recommended paypal; very easy and feasible

Any quesitons? None

**AM** - motion to approve

**DL** - Approved budget

### **Old Business**

**AM** - Drainage Swale - described a little more (the natural spring thats there) and we believe that 80% of the problem is resolved

**KB** - Discussed swale further; described contractor work and recommendations made

**AM** - Level out low spots in the Spring to pay the balance due; this was the biggest expense

**FLOOR** - 2 neighbors agree that work has made things much better

**AM** - storage of trash and recycle bins are much better

**AM** - Mailboxes need a lot of work

**FLOOR** - May know of someone to help with mailboxes; Bill McCauley offered to help (send out his email to neighbors if they need repairs done; he has a post template)

**AM** - Speeding; discussed busses and kids speeding; Please slow down

### **New Business**

**AM** - Will probably landscape to front entrance

- Sidewalk repair is your responsibility
- Pets - please pick up poop
- Political signs are not allowed; only contractor signs are allowed
- We already talked about online payments

### **Board Elections**

**DL** - Nominates Scott as Treasurer

**FLOOR** - 2nds it

**AM** - Nominates Kevin as VP

**FLOOR** - 2nds it

**SM** - Nominates Andy as President

**FLOOR** - 2nds it

**FLOOR** - We appreciate how the HOA is being run and thank you!

### **Open to the Floor**

**AM** - Anything that needs to be addressed? None

**Next Meeting - Nov. of 2020 (week before Thanksgiving)**

**Meeting adjourned @ 7:34pm**

**AM** - Call to adjourn

**SM** - 2nds motion