MEADOW HILLS IV CONDOMINIUM ASSOCIATION 2020 ANNUAL MEETING MINUTES: FEB. 4, 2020

2019 Annual Meeting minutes: A motion was made by Leigh Olson, seconded by Larry Homenick, and passed unanimously, to approve the 2019 Annual Meeting minutes as written.

Board Report State of the Association: *Completed major projects in 2019 included rebuilding the exterior deck at building 3991 due to water intrusion at the foundation wall and ceiling connection below the exterior into the garage. WDR completed this work at a cost of \$14,204.70 with a five percent preferred client discount. *Pete's Custom Painting completed an exterior painting project with work done on each building at a cost of \$5,800.00. Following the completion of this work, the Board directed CPMG to send notice to homeowners regarding the condition of metal security doors and metal window bars. These doors and bars are the homeowners' maintenance responsibility. *WDR completed an inspection of all roofs and maintenance was done to preserve the life expectancy of the roofs at a cost of \$5,895.18 with a five percent preferred client discount. *The Board continued the Association's grounds maintenance and snow management agreement with JBK Landscape through 2021. *The Association's fiscal position as of Dec. 31, 2019, is \$11,488.61 in the operating account and \$95,763.52 in the reserve account with no homeowner delinguencies.

Board Member Election: Larry Homenick was re-elected by acclamation to a term ending in 2022. The terms of Leigh Olson, Frank Davila and Nick Nosewicz conclude in 2021.

Adjournment: 6:15 p.m.