## MEADOW HILLS IV CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: MARCH 15, 2021

BOARD MEMBERS PRESENT: Frank Davila (telephone), Larry Homenick,

Leigh Olson, Sandra Hamper BOARD MEMBERS ABSENT: None

HOMEOWNERS: Kristine Smith, Ron Lerner, Socky Lerner,

Steve Scalbom

CONTRACTOR: Wayne Walton, WDR

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 3:00 p.m. by Leigh Olson. Quorum of Board of Directors established.

## Contractor:

Wayne Walton of WDR inspected the Association's front garage elevated decks at each of the seven buildings. The proposal submitted by WDR included the condition at each address and the cost of repairs to extend the life and structural integrity of the decks. This proposal addresses the undersides of the decks as the walking surface of the decks are owners' maintenance and repair responsibility. Wayne Walton explained that the decks at 3914, 3911, 3921, 3931, and 3991 are required and the decks on the other buildings 3924 and 3981 have previously been repaired. The project cost for the five decks is \$14,134.44 and includes a five percent discount for the Association.

Wayne Walton also presented costs for owners' to replace the walking surfaces of their decks.

Board of Directors meeting minutes:

A motion was made by Frank Davila, seconded by Larry Homenick, and passed unanimously, to approve the Feb. 3, 2021, minutes as written.

2021 Annual Meeting minutes:

The Board reviewed the 2021 Annual Meeting minutes which will be presented for approval at the 2022 Annual Meeting.

Association Manager's Report: Lynda Reifman

- \*A motion was made by Frank Davila, seconded by Sandra Hamper, and passed unanimously, to approve WDR's proposal for repairs to the underside of decks at 3914, 3911, 3921, 3931 and 3991 at a cost of \$14,134.44.
- \*Responsibility for radon testing in the common garages will will be researched by Lynda Reifman at the request of the owners in 3921.
- \*At the request of the owners in 3921, the Board directed Lynda Reifman to obtain an inspection of the wood coving in the interior of the garage.
- \*A motion was made by Leigh Olson, seconded by Larry Homenick, and passed unanimously, to approve a proposal submitted by The Cutting Edge Landscaping, formerly HSI, in the amount of \$1,345.00 for preventative applications to the community's trees including deep root feeding.
- \*Current Board members signed the Association's Resolution Regarding Board Member Conflict of Interest.

## Homeowners Topics:

- \*At the request of owners in 3921, the Board directed Lynda Reifman to have the sump pump for the garage inspected and tested to ensure it is operating correctly.
- \*The Board directed Lynda Reifman to post Board meeting agendas at each building prior to meetings.
- \*Homeowners Lerner and Smith told the Board that the Association should be responsible for replacing the walking surfaces of their elevated decks due to drain water damage over a couple of years.

Adjournment: 4:40 p.m.