# MEADOW HILLS IV CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: OCT. 12, 2021

BOARD MEMBERS PRESENT: Frank Davila, Sandra Hamper,

Leigh Olson

BOARD MEMBERS ABSENT: None

HOMEOWNERS: Tina Rowe

CONTRACTOR: None scheduled

Meeting called to order at 2:30 p.m. by Leigh Olson. Ouorum of Board of Directors established.

### Board member resignation:

A motion was made by Frank Davila, seconded by Sandra Hamper, and passed unanimously, to accept the resignation of Larry Homenick who has sold his condominium.

## Board member appointment:

A motion was made by Leigh Olson, seconded by Sandra Hamper, and passed unanimously, to appoint Tina Rowe to complete Larry Homenick's term concluding in 2022.

#### Board of Directors meeting minutes:

A motion was made by Leigh Olson, seconded by Frank Davila, and passed unanimously, to approve the March 15, 2021, minutes as written.

#### Financial Statement:

The Board reviewed and accepted the September 2021 statement prepared by CPMG.

#### 2022-23 Budget:

NOTE: the Association's fiscal year starts in February. The Board reviewed operating expenses to date and discussed expected increases due to contractors' labor shortages and increasing costs of materials.

A motion was made by Tina Rowe, seconded by Leigh Olson, and passed unanimously, to adopt the 2022-23 budget based on a \$12.00 increase in monthly assessments. The budget will be mailed to owners by CPMG.

Association Manager's Report: Lynda Reifman \*A motion was made by Leigh Olson, seconded by Frank Davila, and passed unanimously to approve JBK's ground maintenance and snow management 2022 agreements.

- \*A motion was made by Sandra Hamper, seconded by Frank Davila, and passed unanimously, to approve CPMG's 2022 management agreement.
- \*A motion was made by Frank Davila, seconded by Leigh Olson, and passed unanimously, to accept Warner Concepts' gutter cleaning proposal.
- \*The Board received contractors' budgetary information to replace the Association's wood retaining walls. This project will be brought to the 2022 Annual Meeting for owners' input.
- \*The Board scheduled the Annual Meeting at 6:00 p.m. on Feb. 3, 2022, at CPMG. Notice will be mailed to owners by CPMG.
- \*Deck repairs were completed by WDR at 3921 and 3911.
- \*Mailbox replacement was completed by Page Specialty.

Adjournment: 4:00 p.m.