

Meadow Pointe Special Meeting Minutes with corrections noted by Karen June

Date: December 2, 2024 Special Meeting at Fenton Community Center

Call to Order: 6:03PM

Karen June, Marissa Mayberry, Todd Arnold and Kim Traywick.
Melissa, Dawn, Michelle from Leadership Management
29 co-owner units represented.

Karen- intro-ground rules!

Todd Arnold - intro of his background as building inspector and expertise in the construction field.

Ken 207- asked about who sent roof bids?

Jill Carland- 235 (wants mins.)

would like more information on roof decisions.

Mike Roman- 251- grass in yard. Doesn't understand why his driveway has been done.

Kris Aretha- 255- Stated someone has a hole in their roof. Worried about 225 having a hole.

Nancy Blair- 135- has a leak, leaking into her garage.

Terry Taylor- asked about the roof schedule.

Sandy Hutchins 232- as original owner skylights, deck and fireplace are co-owner responsibility.

Jill-235- asked if the skylight rule is a part of the by-laws.

Kris Aretha- 255- why will they pull the sky light?

Keith June - explained why it is best to have the skylight done at the same time as the roof. and why skylight is pulled at the time of roof replacement

Terry Taylor- push for the community's best interest.

Jeanie- 206-outlined the decision making process for the roof replacement, stated that minutes were submitted

Dianne- talked with someone that stated skylights should be put on after the new roof.

Todd explained skylights need to be done before reroofing or at the same time the roof is replaced.

Ken-207- curious about the inspection process.

Jill-121- wasn't planning on paying \$500 for roofs in April and October, asked if another assessment will be due in October or if April is the only one for the year. Todd stated that April is the only assessment for 2025.

co-owners are concerned that if they replace the skylight prior to roof replacement, the skylight warranty will be void. Board concerned that if the skylight is replaced after the roof is replaced, the roof warranty will be void.
many co-owners concerned about lack of communication by the board

12-2-2024 Meeting Agenda breakdown:

- 2025 Roof Replacement at 251-257 Meadow Pointe.
251-257 is the next building to be re-roofed this spring weather permitting. D&W Windows and Sunrooms will continue to be the roofing contractor.

NOTES:

- Special Assessment for roof replacement and roof repair
\$500 Due April 1, 2025.

At this time the board has chosen to fund the re-roofing through a special assessment. A repair to unit 110 will occur through this S.A. and 251-257.

NOTES:

- Future Roof Assessment(s).

Units 110-116- Replace in 3 years 2028

Units 133-139- Replace in 3-5 years 2028-2030

Units 201-207- Replace in 3-5 years 2028-2030

Units 223-229- Replace in 3 years 2028

Units 231-237- Replace in 3-5 years 2028-2030

Units 243-249- Replace in 3-5 years 2028-2030

2 buildings at 3 years...\$25,000 per roof x 2 =\$50,000

Impact on our dues

\$25,000 per roof / 60 (units) over 36 months is \$23.16

\$25,000 per roof/60 (units) over 48 months is \$36.72

Current dues \$205 plus 3 years roofs at \$23.16 and 4 yr at \$36.72

Proposed \$262.88 plus needs to be calculated for inflation.

NOTES:

- New Anti-Harassment Policy.

We are a community. As adults I believe we have all been through something terrible. Our home is our refuge. Please treat others with kindness.

NOTES:

- Comments about the Special Meeting the Board could not attend.

The meeting did not follow the guidelines of the bylaws. Two board members were out of town on the proposed date, the Property manager was not available, and the attorney was not available to attend the meeting.

NOTES:

- Meet the Team of the New Management Company.

Explaining the rollout process.

The board has chosen Leadership Management out of 6 possible companies to manage our community. We feel they have a strong team that will provide the level of service we require. Leadership has excellent feedback from the current communities they manage. The Board of Directors feels strongly that Leadership Management will handle our needs today and into the foreseeable future. Introduce Dawn, Melissa and Michelle.

New Management Company introduced themselves.

Questions were asked of Dawn, Michelle and Melissa and answered to the co-owners satisfaction

Meeting adjourned- 7:48pm