

Meadow Pointe HOA Board Meeting Minutes

Date: February 25, 2025

Call to Order: 10:03 Co-owner in attendance

Location: 234 Meadow Pointe Dr

Board Members

- Karen June – President
- Todd Arnold – Vice President
- Marissa Mayberry – Secretary
- Kim Traywick – Resident at Large
- Vacant – Treasurer

Management Company

- Leadership Management – Melissa Cantey

Approval of Minutes

1. Special Meeting, December 2, 2024 2.

[Other minutes to be approved] Motion

to Approve By:

Karen as noted.

Kim Traywick approved

Seconded By: Todd Arnold

Reports

- Officer Reports: President, Treasurer, Financial Report: reviewed.

Karen approves the review of Feb 24, 2025 financials. Todd

Arnold seconds.

Unfinished Business

- Matrix updates- will make a blank matrix. Each board member will review and then come up with a solid one!!

New Business

-Karen telling the story about Todd's dog bleeding. Monday February 10th.

Dog got loose and bit Tripp.

Co-owner told her side of story, agrees dog came off leash. But doesn't think one dog was more aggressive than other.

Melissa explaining that the attorney wrote from textbook. And that it wasn't meant to be aggressive. Co-owner left 10:30

The action took was that Co-owner will walk the dog off site.

Discussion Topics:

- Aggressive Dog Concern
 - Co-owner has been invited to speak to the board (see above)
 - Attorney opinion
 - Action taken- The action took was that co-owner will walk the dog off site.

- Meeting Minutes
 - What minutes have been approved vs. not approved? 2023 annual meeting not approved due to no quorum.

Meeting in June of 2024 reviewing quotes/ selecting contractor.

Kim Traywick asking for approval of June 2024 meeting mins. Karen June - seconds.

- Leadership Management update on getting minutes online
- Ice Dams This Winter- let residents know to be diligent about salting. Try to her chloride to melt it. (There is a salt shortage.) ◦ Consider pausing heat tape installation due to warmup?
- RFP for Roof Replacement 251-257 Meadow Pointe Dr
 - Specifications for RFP- quotes for roofs due April 1,2025.
 - Roofing contractors

Marissa Mayberry makes Motion to change payment due of special assessment to be May 1, 2025 instead of April 1,2025. \$500.

- Timeline
- Future Road Project(s)- Leadership management company to fill pot holes.

- Planning and discussion- pot holes, roof, siding. (Next on deck.) •

Spring Newsletter- Leadership will send out!

- Topics to include:
 - Open Position on the Board
 - Dog tie outs and leash requirements
 - Co-owners are encouraged to walk around the exterior of their unit and report issues that they are aware of.
 - Upcoming assessment, due date and amount (based on RFP).
- Pothole Repairs
 - Identify areas needing maintenance.
 - Spring Walk-Through
 - Scheduling the walk

- Follow-up on winter-related issues (e.g., ice dams) Kyle did a good job!
- Management Transition Update
- Leadership Management to update the Board on progress of onboarding, dues, document uploads, financials, taxes etc....

We are working on roofing, we are working on potholes.

Next Meeting

Date: March 18 10:00 Karen's, April 7 10:00 Spring Walk Around to follow.

Adjournment

Motion to Adjourn By: Karen

Seconded By: Kim Traywick Time:

1:03pm

Minutes by Marissa Mayberry