

Meadow Pointe Association BOD Meeting October 8 2024 10:07

Call to order Karen

Attendees: Marissa Mayberry, Kim Traywick, Gina Daunt, Todd Arnold, Karen Dice! Maggie Snyder too!

Donna Bradshaw was here

Donna is here for a special meeting.

Donna expressed her concerns with the board. Doesn't feel the board is "doing enough." And wants us to follow "Roberts rules."

Karen call to order. 10:34

Todd passed out Rule Adoption V2

"Skylight definition, Co-owner Responsibility for the Skylight, The Rule for Skylight Replacement During a Reroofing Project and Skylight Replacement

Article VI. Restrictions.

Section O -Allows the Board of Directors to make rules that become effective 30 days from when the rule is voted in.

Article VI. Restrictions.

Section F 3

Co-owners shall be responsible for maintaining and repairing any approved modifications or improvements to the satisfaction of the association."

O.

Rules and Regulations. Reasonable rules and regulations consistent with the Act, the Master Deed, and these Bylaws, concerning the use of the Common Elements or the rights and responsibilities of Co-owners or operation of the Association and the Condominium may be made and amended from time to time by the Board of Directors of the Association. Copies of all such rules and regulations, and amendments thereto, shall be furnished to all Co-owners and shall become effective thirty (30) days after mailing or delivery thereof to the designated voting representative of each Co-owner. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty percent (50%) of all Co-owners in number.

Karen makes a motion to send to attorney to review.

Todd seconds.

All in favor. (Marissa and Kim)

There was no opposes.

Schedule for roof 121-127.

Waiting on one co owner to respond.

225 has a active leak. (Reoccurring)

Had been repaired. Roof its self is not in bad condition.

Send D&W out to find out what the leak is.

Review walk around list completed by D&L.

Karen makes motion to apply grub control by Great Lakes land care to control the moles first treatment \$2500 second treatment \$1250 to be apply in June of 2025. Kim 2nd. All in favor (everybody).
No opposes.

Karen makes a motion to approve the minutes. 2nd Marissa. All approved. No opposes.

Leak at 137. Found to be co owner's responsibility value was leaking, toilet flange. Two mikes invoice total \$1030 is being charged back to the co owner.

Todd makes a motion the co owner be charged the invoices (it falls under co owner's responsibility.) Karen 2nd motion, all in favor. No opposes.

Budget review.

Great Lakes land care asked to come to the next month's meeting to talk about lawn.

Gina to check on new vendors for power washing 2025.

We have the funds to do roofing on 121-127.

Trying to project what next special assessment would be. What would be better... special assessment or monthly dues. (Discussion)

Todd makes a motion. To have a roof special assessment due March 1, 2025 \$400 per co owner. Kim 2nd.

All approved. No opposes.

Karen makes a motion to accept the 2025 budget. Marissa 2nd. All in favor. No opposes. Motion carries.

Board received letter from Sharon 253 and Kris 255. The board will respond to the letter by Friday no later October 11.

Todd votes to adopt the special meeting minutes from October 4. Karen 2nd.

All approved. No opposes. Motion carries!

Next board meeting November 12, 2024 10:00am!

Karen motions to end meeting at 12:20pm.

Kim 2nd.

All in favor.

Thank You,

Marissa Mayberry