

Meadowbrook Association Board Meeting Minutes- April 18, 2013

Call to Order: 7:11pm

Approval of Agenda- motion, second, carried

Treasurer's Report-

- Review dues standings- 8 units past due. Several of these pay by the quarter. One is deceased and house looks to be in foreclosure. Two with new owners. Call to be placed to homeowner <redacted> to see if payment plan can be reached. Susan to attempt to reach by phone. First letters to be sent to others. Bank info to be obtained on foreclosed house.
- Liens- two current liens- <redacted> and <redacted>. Scott to compose letters to try to get owners on payment plan, to keep lien amount from growing. Lien will be added to homeowner <redacted> if they do not respond to call or letter.
- New homeowners- 4 new homeowners. Names given to Scott- he will check dues status so that welcome letters can be delivered.

Old Business-

- Cedarbrook Court- Do we have a price quote from Designer's Choice? Susan to call Gregg to get quote.
- Solar lights at entryway- Valerie spoke with Gregg from Designer's Choice Landscaping, and he will see what is available from his suppliers. He also thought Chris Drobney from HDI may be willing to help with lighting costs. Susan will follow up with Gregg, and try to get a timeline commitment.
- 2013 Road maintenance plan- Many large cracks throughout neighborhood, and also large potholes at entryway. Questions remain as to how to get HDI to pay for their part of the road, where the worst damage exists. Scott will also talk with MSUFCU to get input from them. Scott will seek bids from three companies. Margaret to talk with Chris from HDI. Discussed need to balance having good roads with insisting that HDI developers pay their share. Also, some storm drains need concrete work surrounding them fixed. Susan and Margaret to walk and do survey of which drains need work.

New Business-

- Problem with drain behind <redacted>. Owner spoke with Valerie, and had her look at a problem area behind his house. He felt this was an issue for the board to handle, but there is some question as to if this is a County Drain Commissioner drain, or an HDI drain, or a "common element" for the association to deal with. More info

needed in order to address the problem. Valerie will ask owner to put his request in writing. Old files to be reviewed to see how this was addressed in the past.

- Construction/landscaping in progress at <redacted>- concerns as to if proper permits have been obtained, and also if property lines have been marked for fence. Margaret will speak with neighbor ASAP, and then follow up with letter to reinforce bylaws and need for permits, etc.
- Scott proposed flowers/plants for neighborhood beautification. Will look at getting native plants and flowers for area along Ashbrook, just around curve. Asked for \$150 to get started, but will wait for frost danger to pass.
- Newsletter topics- remind homeowners to get pre-approval for exterior improvements & landscaping. Highlight neighbor accomplishments. Bath Twshp police alert re: fraud. Info on radon testing.
- Valerie sought board approval to paint garage door. Susan provided her with HDI color wheel. Board will approve as long as color from wheel is selected.