

**MEADOW VISTA CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
WEDNESDAY, JUNE 1, 2022**

Present: Martin Catmur
 Jan Grantham
 Scott Sanders
 Joe Robinson, Toad Property Management

Joe called the meeting to order at 1:03 p.m. and confirmed a quorum with all Board members present.

Jan made a motion to approve the minutes of the August 12, 2021 meeting. Scott seconded the motion and it was unanimously approved.

Joe said a financial report had been circulated to the Board prior to the meeting. Joe explained CB South POA had increased fees during the year. Scott said the CB South POA would be discussing how much dues could be increased each year at the POA meeting later in the day. Jan questioned why the roof snow removal had increased so much. Joe said there had been a lot of snow in late December and the snow removal had taken more time. Joe explained it was unlikely that any additional roof snow removal would be required in 2022. Ground snow removal was under budget and Martin said snow removal would probably be close to budget at the end of the year. Jan said the lower roof on her unit had been pulled away from the building during the Winter. The damage had been repaired, costing \$615, and Scott questioned if the repair should be the responsibility of the snow removal company. Joe agreed to contact Josh Jackson of the snow removal company to discuss the damage and Joe would share photographs of the damage with Josh. Scott asked if the entire Board could be notified in advance of any repair expenditures.

Joe explained the cost of insurance would probably continue to increase. Jan questioned whether the Association carried sufficient coverage to rebuild at current building costs. Joe agreed to reach out to the insurance company and report back to the Board.

Scott said some of the Spectrum cables had been buried at the 311 building but other cables were still exposed. Scott said Spectrum was very difficult to contact and asked if Toad could reach out to Spectrum to have the remaining cables tidied up. Joe agreed to reach out to Spectrum about the orange cable near Unit A and the exposed cables along the property line.

Jan said she had spoken to Chris from Toad and the irrigation system would be started in the next few days, the grass aerated, and weed and feed applied to the grass area. Scott asked that owners be notified by email prior to the weed and feed or any other chemical being applied.

Joe explained Mark from Alpine Landscapes would be meeting with Toad and the Board on Friday, June 3, 2022 at 4 pm to discuss landscaping requirements. It was generally agreed the berm was unsightly and damage had been caused by the sub-contractor for a neighboring

property. Jan said she had reached out to David Gross, the contractor, about a shared walkway to the General Store and Jan agreed to follow up with David to discuss further. Suggestions for landscaping options at the back of the building were discussed, and it was agreed any tree planting had to be sensitive to the utility easements and snow removal. It was agreed to discuss further on Friday with the landscape contractor. Jan agreed to speak to David Gross about sharing in the cost of any landscaping between the two properties.

Jan said she would be leaving the Board in August upon the sale of her unit and it was agreed there were several owners who might be interested in joining the Board.

Jan said radon mitigation had been performed on her unit and the cost was approximately \$1,200. Scott said he would have a second radon test on his unit as the first radon reading had been close to the upper acceptable limit. Joe agreed to circulate the contractor information to all owners as Jan said the service had been very good.

Tully's had held an event at their business despite not having a permit. Scott said he would be speaking at the CB South POA meeting later in the day as Tully had said he would no longer apply for permits or notify neighbors of any events. The noise level from the event had exceeded the maximum noise level by 30 decibels. Trash around the building continued to be a concern.

The annual meeting was scheduled for Tuesday, November 22, 2022 at 5:00 p.m. and the Board meeting to discuss the Budget would be towards the end of October.

Jan was thanked for her service on the Board.

At 2:26 p.m. Jan made a motion to adjourn the meeting. Martin seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management