

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 14, 2022
VIA ZOOM

The following people were present:

Bill Ronai
David Miller
Donna Seligman
Jason Reeves
Joe Robinson, Toad Property Management

Joe Robinson called the meeting to order at 9:02 a.m. and a quorum was confirmed.

Donna made a motion to approve the minutes of the June 2, 2022 Board meeting. Bill seconded the motion, and it was unanimously approved.

Joe said that there had not been a quorum at the Annual meeting, and as a result Bill and David would need to be reappointed to their positions on the Board.

Donna made a motion to appoint Bill Ronai and David Miller to the Board. Jason seconded the motion, and it was unanimously approved.

Joe said that Neil Watko had also volunteered to join the Board, and it was generally agreed that the Meridian Lake Meadows Board should have 5 members.

Jason made a motion to appoint Neil Watko to the Board to serve the remainder of Sam Nay's term. David seconded the motion, and it was unanimously approved.

Joe confirmed that Neil Watko's term would expire in 2023.

Donna made a motion to appoint the following slate of officers:

Bill Ronai - President
David Miller - Vice President
Jason Reeves - Secretary/Treasurer.

David seconded the motion, and it was unanimously approved.

Joe said that he had reached out to the West Region Wildfire Council to inquire about a site visit and review of the Association's fire preparedness, and he had shared that organization's response with the Board via email. Bill said that he would like to learn more about the Wildfire Council and would like to meet with a representative before the Board committed to any further action. Bill noted that there could be unforeseen consequences of this review, such as impacts to the Association's insurance premium, and he wanted to be sure that the Board was fully aware of all such factors before the Board moved ahead. Joe said that the Wildhorse HOA had already scheduled a review with the Wildfire Council, and Joe would reach out to the Wildhorse Board

to ask whether he could share the final report and any thoughts from that Board on the process with the MLM Board.

Joe said that he had received a quote for replacing the posts in the Meridian Lake Meadows sign. Joe said that the cost would be roughly \$800 for an 'unpeeled' post and \$1,000 for a 'peeled' post that had the bark removed. The cost of fixing the sign would in either case exceed the insurance deductible of \$1,000, and it was agreed that Joe would confirm with the insurance broker that filing a claim for repair of the sign would not affect the Association's premiums and would then file a claim for the cost of replacing the sign.

Board members noted that some lights connected to the sign were still on, and Joe said that he would follow up with Toad's maintenance team to ensure that power was turned off to the sign lighting. The Board discussed whether the whole sign should be replaced or just the posts. Board members were open to the idea of alternative materials such as metal posts.

Once Joe had obtained confirmation in writing that filing a claim for replacement of the sign would not impact the Association's insurance premiums, Joe would file a claim and begin seeking bids for a variety of replacement options, including full replacement of the sign and using alternative materials for the supports.

Bill said that he would call Neil Watko to alert him about his appointment to the Board.

At 9:39 a.m. Bill made a motion to adjourn the meeting. Donna seconded the motion, and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management