

**MEADOW VISTA CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
MONDAY, NOVEMBER 6, 2023**

Present: Scott Sanders
 Pat Del Tredici
 Valerie Strassberg
 Brandon Cvilikas, Toad Property Management
 Joe Robinson, Toad Property Management

Joe called the meeting to order at 5:41 p.m. and confirmed a quorum.

Minutes of the October 26, 2023 meeting would be approved at the next meeting.

An updated draft 2024 Budget had been circulated prior to the meeting. Joe confirmed crack sealing for the driveway had not been included in the Budget. Joe agreed to obtain a bid from SealCo for the work in 2024 as the work had not been performed since 2018. To avoid a further increase in dues it was agreed to consider a Special Assessment for the crack sealing if the Association was not able to make savings on other operating expenses. It would be discussed at the annual meeting.

Joe explained Dietrich would be available to plow the driveway and Toad was still trying to confirm if Peak would be interested in continuing with the plowing. Scott said a backup machine might be available with Dietrich if the first machine encountered mechanical issues. Joe agreed to follow up and give Peak a deadline to respond.

Val made a motion to approve the 2024 Budget as presented. Scott seconded the motion and it was unanimously approved. Joe confirmed a copy of the 2024 Budget would be circulated to owners with the annual meeting document. Bios for Pat and Scott would be included with the annual meeting documents.

Joe explained Brandon would be taking over as property manager after the annual meeting.

Brandon agreed to draft a document showing actual expenses versus Budget for the past five years.

At 6:05 p.m. Scott made a motion to adjourn the meeting. Val seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management