

MINUTES

The Meadows at Martin Downs
Homeowners Association, Inc.
Board of Directors/Members Meeting
February 22, 2022
1:30 p.m.

The meeting was held at the Meadows House, with telephonic dial-in access via freeconferencecall.com.

Present:

Claudia Tracey, President
Ida Corrigan, Vice President
Timothy Graham, Treasurer
Barbara Paxton, Secretary
Merry Bering, Lakemont Director
Dee Nester, Director at Large
Timothy Myers, Greenwich Director
Mark Stilwell, Property Manager

The meeting was called to order at 1:31 p.m.

President's Comments: Mrs. Tracey announced that starting today the homeowner comments portion of the agenda would be right after approval of the minutes of the previous meeting.

Approval of Minutes of Board Meeting January 25, 2022: Timothy Graham said one change was needed, as follows: regarding the special assessment "The delinquency date will be the month of May and late fees and interest will be posted according to our collection procedures." *Barbara Paxton made a motion to approve the Minutes with the change, seconded by Timothy Myers. Vote was unanimous in favor.*

Homeowner Comments:

The following homeowners addressed the Board:

Brian Guthrie, Mayflower. Regarding security issues and lighting and asked what is being done to reduce speeding.

Donald Britton, Foxboro. Requested copy of the audit. Mr. Britton will receive a copy when it is available.

Patricia Vanlandingham, Foxboro. Comments regarding audit.

Margaret McGrath, Foxboro, asked about the frequency of gutter cleaning on the capris.

Manager's Report: Copy of report attached. Mr. Stilwell reported to the Board on the bid process for the bathrooms at the pool area. After discussion the Board instructed Mr. Stilwell to email the contractors who had been provided bid packages, as well as additional contractor, extending the bid process to March 15.

Report on CDs and Investments: Timothy Graham, Treasurer, reported there are four CDs in the Operating Account that will mature by March 3; these will be rolled over. Maturity dates are February 15, February 22, February 28 and March 3. There are four CDs in the Reserve Account which will mature between now and July and these will also be rolled over. Regarding the special assessment, 510 owners have paid in full, 297 owners have paid half and 25 owners have not paid at all. Approximately \$500,000 has been collected.

Delinquencies: Mr. Graham. There is one account past due 90 days, in collection.

Covenants Committee report: Carol Skupeen, Chair. Two fines were confirmed and one waived.

ARC Committee Report: Carole Tannenbaum, Chair. A draft ARC Guideline change was presented to the Board. This will be reviewed under New Business.

Covenants Violations:

- xxxx Waterfall Blvd. Repeat pickup truck parking violations. *Barbara Paxton made a motion to impose a fine of \$100. Seconded by Ida Corrigan. Vote was unanimous in favor.*
- xxxx Essex Court. Repeat pickup truck parking violations. *Barbara Paxton made a motion to impose a fine of \$100. Seconded by Timothy Myers. Vote was unanimous in favor.*
- xxxx Brighton Way. Unapproved flag on display. The flag was removed in a timely manner and the Board did not take action. No motion was required. No fine was imposed.

Appeals: Homeowner in Mayflower has a tenant moving from one of their properties to another of their properties in the Meadows. They requested the Board waive application and background check fees. After review, the Board took no action as the Governing Documents are clear that all prospective buyers and tenants undergo this process and pay the required fees. The Board does not have the authority to change the applicability without an amendment to the Declaration.

Old Business: None

New Business:

- ARC Guidelines. Carole Tannenbaum presented to the Board changes to the ARC Guidelines on behalf of the ARC Committee. The Board reviewed the proposed changes and *Ida Corrigan made a motion to approve, seconded by Timothy Myers. After discussion, the vote was: Corrigan Yes, Graham Yes, Nester Yes, Tracey Yes, Myers Yes, Paxton No, Bering No. At this time Ida Corrigan made a motion to reopen the ARC Guidelines for further review, seconded.*
- Discussion ensued regarding the Guidelines attached to these Minutes.
- Under Lighting and Lighting Fixtures, this section was accepted as written.
- Under Front Entry and Walkway Lights, this section was accepted as written.
- Under Patio/Lanai/Screen Enclosures Hanging String Lights, the section referring to height restriction was changed to: 10 foot for 4 plex units (Stamford and Sun Terrace) and 8 foot for single family and duplex (Capri) units. The time these lights must be turned off was changed to midnight.
- Under Security Lighting, this section was accepted as written.
- Paint Colors; this section was accepted as written.

Ida Corrigan made a motion to approve as written including the changes to Patio/Lanai/Screen Enclosures Hanging String Lights, seconded by Barbara Paxton, Vote was unanimous in favor.

- There were three other issues which the ARC brought to the attention of the Board:
Holiday or Seasonal flags: The wording is to be the same as in the Use Restrictions of the Declaration of Covenants and Restrictions, as follows:
“Decorative flags (one per home) may be displayed without ARC approval, provided they are neat and clean, affixed to the building in accordance with ARC Guidelines and Rules and Regulations, and are not in conflict with the Community Wide Standard.”

The Committee requested adding a rule stating “ No plaques or wall art allowed on the front or side of units in Foxboro and Ridgewood.” *Ida Corrigan made a motion, seconded by Merry Bering to change the wording to “all units.” Vote was unanimous in favor.*

- Decorative plaques: Current ARC Guidelines, page 10,C:
NAME AND HOUSE NUMBER SIGNS/DECORATIVE PLAQUES.

With regard to Capri model ((duplex) Units in the Villages of Foxboro and Ridgewood, decorative signs/plaques/wall art also must meet the following guidelines in addition to those of Paragraph A are not permitted on the front or side of the unit walls.

Said last name or house numbers sign/plaque may only be attached to the wall to the right or left of the front door just under the carriage lamp; or to the left or right of the garage door just under the carriage lamp. Said sign/plaque must be affixed flat against the surface of the wall.

- Leash length: It was suggested we follow the Martin County guideline. No change was made to the Rules & Regulations.
- Rules & Regulations: Two sections of the Rules & Regulations were discussed:
- Rule #7, page 2 of 4, revised as follows:

Residents are required to notify the Guard House in advance when expecting guests, deliveries (including food) and service vendors. Pet sitters may enter after hours and on Sundays and holidays to care for residents’ animals.

~~Except for pet sitters as set forth immediately above, delivery of flowers, medical supplies and/or equipment, food, mail and utility services, All commercial vehicles, marked and unmarked, moving vans/trucks, trailers and vendors shall be denied access to the property before 8:00 a.m. Monday through Saturday, and all day on Sunday, New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day. All commercial vehicles/vendors/contractors must leave the property NO LATER THAN 8:00 P.M. Pet sitters, food delivery, flower delivery and delivery of medical supplies and/or equipment must be called in or authorized by a call from the gate to the resident to gain access.~~

- Rule #20: Display of flags. After a brief discussion, it was decided to make no changes to the flag restrictions.

Communication Committee:

Timothy Myers presented a charter for a Communication Committee (attached.) This will be an ad hoc committee which will work with the Board and management to create and adhere to a master communications plan which will include but is not limited to the publication of newsletters, Meadows’ website, the tv message board and periodic email blasts. *Motion, seconded and unanimously approved.*

xxxx Ridgewood Place: Homeowner request to remove an Oak tree at the front of the property. Ida Corrigan made a motion to remove, no second. Homeowner to be advised they may submit a request to the Landscape Committee to remove the tree at their own expense.

Appointments:

- Appointment of Patricia Vanlandingham as Foxboro Representative on the Covenants Committee. *Ida Corrigan made a motion to approve, seconded by Dee Nester. Vote was unanimous to approve.*
- Appointment of Melanie Britton as Alternate Foxboro Representative on the Covenants Committee. *Dee Nester made a motion to approve, seconded by Ida Corrigan. Vote was unanimous to approve.*
- Appointment of Wendy Wieber as Alternate Lakemont Representative on the Covenants Committee. *Dee Nester made a motion to approve, seconded by Ida Corrigan. Vote was unanimous to approve.*

Homeowner Comments: Several homeowners in attendance spoke about their concerns regarding the special assessment.

Adjourn: Ida Corrigan made a motion to adjourn, seconded by Claudia Tracey. Adjourned at 4:24 p.m.

Submitted,


Barbara Paxton, Secretary