

MINUTES

The Meadows at Martin Downs
Homeowners Association, Inc.
Board of Directors/Members Meeting
March 29, 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
Dee Nester, Director at Large
Timothy Myers, Greenwich Director
Yuri Parraga, Lakemont Director
Mark Stilwell, Property Manager

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

President's Comments: Mrs. Tracey presented to the Board a Code of Ethics and Rules of Conduct for Board of Directors and Volunteers. *A motion was made to approve as written, seconded by Dee Nester. Vote was unanimous in favor.* She also spoke about a document request procedure. Chairpersons of the Meadows Committees were recognized and thanked for the work they do. Upcoming Village meetings were announced.

Approval of Minutes of Board Meeting February 22, 2022: *Barbara Paxton made a motion to approve the minutes as written, seconded by Ida Corrigan. Vote was unanimous in favor.*

Approval of Minutes of Board Workshop Meeting March 2, 2022: *Dee Nester made a motion to approve the minutes as written, seconded by Barbara Paxton. Vote was unanimous in favor.*

Manager's Report: Copy of report attached.

Report on CDs and Investments: Timothy Graham, Treasurer, reported that five CDs came due from the first of the year to March 1st in the Operating Account; they were rolled into two new CDs (\$177,000 and \$100,000) for one year. In the Reserve Account four CDS matured in the first few months and were rolled into two new CDS (\$200,000 and \$100,000).

Delinquencies: Mr. Graham. Accounts Receivable at the end of February looks good. Three accounts were turned over to the attorney for collection and accelerated. We are making progress on collecting.

Covenants Committee report: Carol Skupeen, Chair. Committee met on March 15 and confirmed 2 fines; next meeting is April 19.

ARC Committee Report: Carole Tannenbaum, Chair. Mrs. Tannenbaum asked about enforcement of new Guidelines.

Communications Committee: Timothy Myers reported to the Board that he has six homeowners who have volunteered to work with him on the Communications Committee. He provided the Board with the names and qualifications of each.

Covenants Violations: Beginning with this meeting, going forward violators will not be identified by name or address; a log designation will be assigned to each. (“V” for a first violation; “RV1, RV2”, etc. for repeat violators.)

RV1: Pickup parking overnight in Lakemont (this is a repeat violation; fines imposed in January and February Board Meetings. January fine has been paid; February fine has not been paid. *Barbara Paxton made a motion to impose a fine of \$100, seconded by Ida Corrigan. Vote was unanimous in favor.*

RV2: Pickup parking overnight in Ridgewood (this is a repeat violation; fines imposed in January and again in February Board Meetings. No payments have been received. *Barbara Paxton made a motion, seconded by Ida Corrigan, to impose a fine of \$100. Vote was unanimous in favor.*

V3: Overnight parking in the street in Mayflower. Warning letter sent February 1; second violation March 5. *Barbara Paxton made a motion to impose a fine of \$50, seconded by Ida Corrigan. Vote was unanimous in favor.*

Appeals: None.

Old Business: None

New Business: An LED sign board was discussed. This would be placed behind the gatehouse so residents would be able to view upcoming meetings and events on their way out of the community. After discussion, the Board decided to put this on hold for the time being.

Appointments: Carol Skupeen, Chairperson of the Covenants Committee advised the Board of her intention to resign her position as Chair and as member of the Committee and proposed Patricia Vanlandingham as Chairperson to replace her beginning April 20, 2022. *Ida Corrigan made a motion to appoint Ms. Vanlandingham Chair of the Covenants Committee, effective April 20, 2022. Motion was seconded; vote was unanimous in favor.*

Homeowner Comments: Foxboro homeowner, commented on his concerns about the warranty on his roof. A homeowner commented on lighting issues with her neighbors. Mark Stilwell will follow up on both issues.

Committee Reports: Attached

Adjourn: *Ida Corrigan made a motion to adjourn, seconded; unanimously approved.*

Submitted,

Barbara Paxton, Secretary