

## MINUTES

The Meadows at Martin Downs  
Homeowners Association, Inc.  
Board of Directors Meeting  
Tuesday, January 31, 2023  
6:30 p.m.

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

Present: Joseph Carr, President; Yuri Parraga, Vice President, Dolores Nester, Secretary; Patricia Vanlandingham, Treasurer; Directors Timothy Graham, William Gilmour and Neil Wertheim and Mark Stilwell, Property Manager.

There was a quorum. The meeting was called to order at 6:30 p.m.

President's Comments: Mr. Carr talked about the bathrooms at the pool, stating that since the contract with Rubin had been terminated he is looking into other vendors to complete the work. Regarding the tennis/pickleball courts, there will be four pickleball courts to the front and two tennis courts to the back. The installer of the playground has been contacted concerning several issues and will be making adjustments to ensure safety.

### Approval of Minutes:

Board Meeting November 29, 2022: *Dolores Nester made a motion to approve the minutes, seconded by Yuri Parraga. Vote was unanimous in favor.*

Special Board Meeting December 5, 2022: *Patricia Vanlandingham made a motion to approve, seconded by Yuri Parraga. Vote was unanimous in favor.*

Special Board Meeting December 12, 2022: *Dolores Nester made a motion to approve, seconded by Yuri Parraga. Vote was unanimous in favor.*

Special Board Meeting December 21, 2022: *Patricia Vanlandingham made a motion to approve, seconded by Yuri Parraga. Vote was unanimous in favor.*

Special Board Meeting January 6, 2023: *William Gilmour made a motion to approve, seconded by Timothy Graham. Vote was unanimous in favor.*

Board Workshop Meeting January 10, 2023: *Yuri Parraga made a motion to approve, seconded by Neil Wertheim. Vote was unanimous in favor.*

Manager's Report: Mark Stilwell, see attached.

Report on CDs and Investments: Patricia Vanlandingham. No CDs currently maturing; one CD was cashed in December to pay for insurance.

Delinquencies: Some accounts remain unpaid from fourth quarter.

Covenants Committee: Patricia Vanlandingham gave the report. The Committee met in December and confirmed two fines and waived one.

ARC Committee: Melanie Britton

Communications Committee: Timothy Myers

Covenants Violations:

V22: Transit van in driveway overnight. Warning letter was sent 11/3/2022, second violation 1/8/2023. *Yuri Parraga made a motion to impose a fine of \$50.00, seconded by Timothy Graham. Vote was unanimous in favor.*

Appeals:

Appeal from owner to have late fees and interest removed from account. Owner stated this was due to an outdated mailing address to which notices were sent; however, he received his statements via email directly from the bookkeeper. Owner was late previously in 2019. *Patricia Vanlandingham made a motion to deny the request, seconded by Dolores Nester. Vote was unanimous in favor.*

Old Business: None

New Business: Mark Stilwell requested authorization to purchase a new pressure cleaner. *Patricia Vanlandingham made a motion, seconded by Yuri Parraga, to approve spending an amount not to exceed \$5,200. Vote was unanimous in favor.*

Lighted gate arms: Mr. Carr brought up the subject of installing lighted gate arms at the entrance. Tabled to the February Board Meeting. Structure Works is to be contacted to inspect the equipment to determine why the barcode reader is not reading barcodes consistently.

Appointments: Peggy Mahoney has resigned as Mayflower representative to ARC. *Yuri Parraga made a motion to approve moving Tom Pesavento from Mayflower alternate to Mayflower representative and appoint Joanne Adcock as Mayflower alternate. Mrs. Adcock's resume is attached. Motion seconded by Patricia Vanlandingham. Vote was unanimous in favor.*

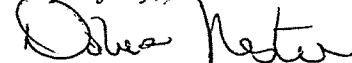
Timothy Graham advised the Board he has had a request from a Brighton resident for a bounce house for Superbowl Sunday. *Yuri Parraga made a motion to approve with the condition that it be brought in on Saturday and removed on Monday, seconded by Neil Wertheim. After discussion, Neil Wertheim made a motion to rescind the motion, seconded by Yuri Parraga. Yuri Parraga then made a motion to approve with a hold harmless agreement if approved by our attorney; seconded by Timothy Graham. Vote was unanimous.*

*Neil Wertheim made a motion to eliminate the Covenants Compliance patrol position from the budget, seconded by William Gilmour. There was only one vote; Neil Wertheim voted Yes, no other Board members voted. Motion died.*

*William Gilmour made a motion to hold Board Meetings at 6:30 p.m. from now on; seconded by Yuri Parraga. Vote was unanimous in favor.*

*William Gilmour made a motion to adjourn, seconded by Yuri Parraga. Meeting adjourned at 8:54 p.m.*

Respectfully,



Dolores Nester, Secretary