

MINUTES
The Meadows at Martin Downs
Homeowners Association, Inc.
Special Board of Directors Meeting
Tuesday, July 25, 2023
6:00 p.m.

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

Present: Joseph M. Carr, Sr., President; Dolores Nester, Secretary; Timothy Graham, Director; William Gilmour, Director and Mark Stilwell, Property Manager.

The following Directors attended via telephonic dial-in: Patricia Vanlandingham, Treasurer; Yuri Parraga, Vice President and Neil Wertheim, Director.

There was a quorum.

President Carr called the meeting to order at 6:00 p.m.

Violations:

V40: Reckless driving. The Meadows resident gate was not functioning due to a lightning strike. The driver did not wait in line to enter through the guest gate, instead driving around the guardhouse and entering through the exit lane. *William Gilmour made a motion to impose a \$100 fine, seconded by Timothy Graham. After discussion, Mr. Gilmour amended his motion to impose a \$100 fine and deactivate the driver's barcode access for thirty (30) days. Dolores Nester seconded the amended motion. The vote was unanimous to approve with Yuri Parraga, Patricia Vanlandingham and Neil Wertheim voting via telephonic dial-in.*

V41: Reckless driving and refusing to obey direction from the gate officer and verbal abuse toward the gate officer. The Meadows resident gate was not functioning due to a lightning strike. The driver did not wait in line to enter through the guest gate, instead accelerating and driving around the guardhouse and entering through the exit lane. *William Gilmour made a motion, seconded by Timothy Graham to impose a fine of \$100 and to deactivate the driver's barcode access for thirty (30) days for reckless driving and an additional thirty (30) days for abusive language and refusal to obey direction. The Vote was unanimous to approve with Yuri Parraga, Patricia Vanlandingham and Neil Wertheim voting via telephonic dial-in.*

This homeowner is also being sent a "cease and desist" letter by our attorney because she is operating a business using her Meadows Street address in advertising and having clients coming to her home in The Meadows.

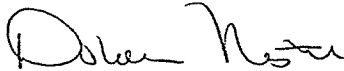
The next item on the Agenda was a proposal to approve additional funds to improve and catch up landscaping work. *Patricia Vanlandingham made a motion to approve an amount not to exceed \$10,000, to come from the Landscape Savings Fund. The funds are to be paid out in increments. This is to be a one-time bonus and not set a precedent. The motion was seconded by Dolores Nester. The vote was unanimous in favor with Patricia Vanlandingham, Yuri Parraga and Neil Wertheim voting via telephonic dial-in.*

Director Gilmour left at 6:45 p.m. for a prior appointment. A quorum was still present.

The final item on the Agenda was an update by President Carr on a new gate system. This will be a totally new entry system, using QR codes rather than barcodes. The gates will be structured differently to prevent tailgating.

Timothy Graham made a motion to adjourn, seconded by Dolores Nester. The vote was unanimous in favor. The meeting adjourned at 7:20 p.m.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dolores Nester".

Dolores Nester, Secretary