

MINUTES

The Meadows at Martin Downs
Homeowners Association, Inc.
Board of Directors Meeting
Thursday, October 26, 2023
6:00 p.m.

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

Present: Joseph Carr, President; Patricia Vanlandingham, Treasurer; Dolores Nester, Secretary; Frederic Ammon, Brighton Director; William Gilmour, Ridgewood Director, Yuri Parraga, Vice President, Neil Wertheim, Mayflower Director and Angela Fescine, Property Manager.

The meeting was called to order at 6:01 p.m. A quorum was present.

President's Comments: President Carr announced there is one more addition to the Agenda and introduced Anthony DeFilippo of OrbisOne, who had been retained on a temporary basis to provide IT service to the Meadows. Mr. DeFilippo gave a presentation outlining the services and costs for providing IT service to the HOA. *Following his presentation Rick Ammon made a motion to continue with Orbis and approve a one-year contract with a 90-day out clause. Seconded by Dee Nester. The vote was unanimous in favor.*

Approval of Minutes:

Regular Board Meeting September 26, 2023. *Yuri Parraga made a motion to approve the minutes as written, seconded by Patricia Vanlandingham. The vote was unanimous in favor.*

• Manager's Report: Angela Fescine, Property Manager, gave a brief report on current projects. See attached.

Report on CDs and Investments: Patricia Vanlandingham. Complete report is attached to these Minutes.

Delinquencies: Patricia Vanlandingham. There are only four accounts more than 90 days past due.

Finance Committee: Patricia Vanlandingham. The committee is working on drafting the budget for next year.

ARC Committee Report: James Slattery, Interim Chairperson not present. Dolores Nester reported that "White Cloud" is the only color approved for driveway painting.

Communications Committee: Timothy Myers, Chairperson.

Covenants Committee: Blaine Keller, Chairperson was not present.

Covenants Violations:

- V47: Backyard not being maintained, grass and shrubs overgrown. First notification August 31, 2023. Still not done as of October 4, 2023. *William Gilmour made a motion to impose a fine of \$50, seconded by Patricia Vanlandingham. The vote was unanimous in favor.*
- V48: Landscaping violation: edging and river rock/gravel was installed without authorization. First notification August 29, 2023. No compliance as of October 4, 2023. *Patricia Vanlandingham made a motion to impose a fine of \$50 seconded by Rick Ammon. The vote was unanimous in favor with a recommendation to replace the rock with mulch.*

Covenants Violations continued:

- V49: Extreme profanity, verbal abuse of security guard at Meadows gate and bypassing entry access allowing a person with no drivers license to drive the resident's vehicle through the resident gate. *Neil Wertheim made a motion to impose a fine of \$100 with a 60-day barcode suspension. Seconded by William Gilmour. The vote was unanimous in favor.*

Appeals: Homeowner emailed an appeal to the collections office at our attorney's office. The third quarter maintenance was not paid on time and late fees and interest was put on the account. The third quarter dues were then not paid. The homeowner requested that late fees and interest be waived. *After discussion Patricia Vanlandingham made a motion to not waive, seconded by Neil Wertheim. The vote was unanimous.*

Old Business: None

New Business:

- To move forward with putting out a vote to allow pickup trucks with restrictions to be determined. *After discussion, Neil Wertheim made a motion for the Board to create a criteria for pickup trucks for the Meadows attorney to review. Seconded by Yuri Parraga. The vote was unanimous.*
- Vote for new mailboxes with one-time payment of \$150. After discussion, this was tabled. A 14-day notice is required for a Voting Member Meeting on this issue.
- *William Gilmour made a motion, seconded by Patricia Vanlandingham, to approve the Brush & Roll contract for painting Ridgewood units. The vote was unanimous.*
- *William Gilmour made a motion, seconded by Yuri Parraga, to approve the second phase of Ridgewood painting. The vote was unanimous.*
- *Patricia Vanlandingham made a motion, seconded by Yuri Parraga, to approve the draft 2024 Budget. All six Village Directors voted in favor. As Director at Large, Dolores Nester did not vote.*

Committee Vacancies:

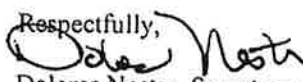
- Covenants Committee: Need Foxboro representative, alternates for Brighton, Foxboro, Greenwich, Mayflower and Ridgewood.
- ARC: Need a chairperson and alternates for Foxboro and Ridgewood.
- Landscape: Need alternates for Brighton and Foxboro.
- Hurricane Committee: Need a chairperson.

Committee Reports: Attached

- Architectural Review Minutes
- Landscape Committee Minutes
- Covenants Committee Minutes

Homeowner Comments:

Adjourn: *Yuri Parraga made a motion to adjourn, seconded by Neil Wertheim. The meeting adjourned at 8:40 p.m.*

Respectfully,

Dolores Nester, Secretary

Board Meeting October 26, 2023

