

# Meadowland Property Owners Association

POA Meeting - March 17, 2024

Location: Cheat Lake Community Church

Board Members in Attendance: Frances Hollinger, Andrew Morgan, Paul Kritschgau, Joanne Fairbanks, Richard Dinsmore, Vicky Kerwin

Purpose of Meeting: Annual POA Meeting.

Quorum Status A quorum was present (25 properties represented)

## Proceedings:

- I. Welcome and Introductions
- II. Internet Provider Review
  - A. Worked with Frontier to cleanup damage in the neighborhood caused by utility installation.
  - B. Continue to not allow Breezeline blanket approval in the neighborhood. Access is only allowed for those with a utility pole on their property. No crossing are permitted above or below roadways or through other properties.
- III. Building Control Committee Update
  - A. Five Members (Paul Kritschgau, Rich Dinsmore, Joanne Fairbanks, Jerry Kerwin, Carl Jones)
  - B. Very few applications in the past year.
- IV. Common Ground Committee
  - A. The group hosts socials and helps maintain common areas in the neighborhood.
  - B. Assistance would be appreciated.
  - C. No big projects are planned this year.
- V. General policy review
  - A. Parking
    1. Covenants state properties should have sufficient off-street parking for everyday use.
    2. Parking on-street for special events is fine.
    3. Residents need to make sure the roads aren't blocked.
    4. These rules are to protect pedestrian safety, driveway access, and to not obstruct sight distance.

- B. Make sure you notify the building Control Committee for any home repairs.
- C. Brush Pile
  - 1. This space is designated for small brush, not large quantities of burnable materials.
  - 2. Large deposits should be otherwise disposed of.

VI. Annual Dues Discussion

- A. All property owners are assessed April 1<sup>st</sup>.
- B. Payments are due May 1<sup>st</sup> and November 1<sup>st</sup>.
- C. The board has experienced more unpaid dues recently than in years past, with some more than a year behind.
- D. A new policy has been adopted by the board to address delinquent properties that are 1 year or more behind.
  - 1. A first letter will be sent with a 30 day deadline.
  - 2. If no payment is received, a second letter will be sent certified mail. This letter will notify the resident they have been assessed a 5% penalty and that a lien will be applied if not paid within 30 days.
  - 3. If no payment is received, a third letter will be sent certified mail notifying the resident that a lien will be placed within 30 days which includes all expenses associated with lien.
  - 4. If a lien is placed, a fourth letter will be sent certified mail notifying the resident will be sent.
- E. Payment plans can be arranged to avoid liens with the goal being to have all past dues and the current year's amount paid within 1 year.
- F. These minutes can be provided with assessment, so everyone has access to this policy.
- G. A question was asked regarding how we could collect money other than a lien since a homeowner may not sell for many years.
  - 1. Lawsuits and property sales can be done, but the legal expenses would be significant. Board can continue to investigate options.

VII. Infrastructure Repairs

- A. The neighborhood is over 30 years old and infrastructure repairs are needed.
- B. Multiple catch basins are being addressed.
  - 1. One has been repaired (Sylvan Drive & Sylvan Circle)
  - 2. One Constructed (Darrah Court)
  - 3. One is in progress (Sylvan Drive & Maple Court)
  - 4. One still needs repairs (Sylvan Drive & Lemley Street)
- C. Ditch between Meadowland Drive and Lemley Street collects water from all over the neighborhood is in need of repair. Looking to make repairs there this year.

- D. The board is looking at pavement repairs and planning for the future of repaving.
  - E. New street lights being investigated. Sylvan Drive & Sylvan Circle and Lemley Street & Darrah Avenue
- VIII. Covenants
- A. Our lawyer is behind on providing the updated covenants.
  - B. The board's goal is to have those done this year.
  - C. Current covenants don't meet state laws.
  - D. Covenants need to explain harm being mitigated, and those are not currently included. The board's goals are to protect neighborhood aesthetics and property values.
  - E. The covenants currently have no consequences for violations.
- IX. Budget
- A. The fiscal year runs April 1 – March 31.
  - B. Budgeted amounts do not carry over.
  - C. Due to collected dues being lower than planned, some projects were delayed last year.
  - D. A questions was asked regarding plowing being so high, and the following details were provided.
    - 1. Plowing the neighborhood costs \$240 per visit.
    - 2. Salting the neighborhood costs \$285 per visit.
    - 3. A fuel surcharge of \$8 is applied each visit.
    - 4. The contracts runs each year from October through March.
    - 5. One inch of snow triggers plowing.
    - 6. Treating this year addressed several freezing rain events.
  - E. Vote
    - 1. 28 in favor and 1 opposed and 1 disqualified for lack of address.
    - 2. Budget passed.
- X. Board Elections
- A. Three board positions were up for elections (Paul Kritschgau, Joanne Fairbanks, and Frances Hollinger).
  - B. Paul Kritschgau, Joanne Fairbanks, and Lysle Sites were nominated. Unanimous approval by those in attendance.
- XI. General note
- A. Residents can contact the board at Meadowland.POA@gmail.com