

Minutes of Meadows East Board Meeting 03/12/2026
Held at Welch Randall

Attending: Jason, Ryan, Alex, Jeremy, Melanie, Brenda, and Linda.

Meeting opened at 7:08PM and ended at 8:12PM

Business:

TOPIC	DETAILS	ACTION/APPROVAL
Meeting Mins from last meeting	Review and approve	Approved by Board
Cameras in Common Area	Homeowners wanting to put up camera's will need to submit an architectural review and get board approval to make sure that it won't damage the stucco.	Board Approved
Bathroom Vents	Some bathroom vents may not be to code. Conversation to decide if that falls under HOA obligation or owner obligation.	Looking into it. If attic is not shared it may be owner responsibility.
Long Term Visitor Parking	If owner is going on long term trip or other reason for parking in visitor parking longer than 72 hours, please notify board so that the car is not towed.	Board approved
Reserve Study	We are due to have a reserve study done to determine if we need to raise HOA fees.	Board approved setting up reserve study. Brenda will schedule
Pool Opening	Pool will be scheduled for spring maintenance, and we plan to open Friday May 22 nd , 2026.	Ryan will Re-key and make 40 key copies to start, Brenda will let pool specialist know. Welch Randall will hand out keys. Updated liability form will be made.
Pool Invoice Error	We are due a credit for paying the wrong locations pool repairs	Brenda will follow up on the credit at the next meeting

Insurance Renewal	Brenda will send over proposal	Will revisit
Mice Complaint	Columbia Co. inspected mouse issue. They will try to resolve the issue once the bird seed problem in that area is cleaned up.	Brenda will send notice to owner about bird seed issue and will check with Columbia to make sure the plan will be pet and kid safe before approving.
Patio Fences	7 singles and 3 doubles still need to be replaced – 13 units.	Board Approved – replacing the fencing that is in the worst condition first and revisit the remainder after other major projects are completed.
Spring Walk Through	Asphalt, house numbers, fencing, and other repairs will be documented and scheduled for repair	Spring Walk Through scheduled for April 1 st at 4pm
Next Meeting	May 19 th at 7PM	Will meet at Welch Randall

Meeting adjourned at 8:12PM

Respectfully submitted,
Melanie