

Minutes of Meadows East Board Meeting 1/28/2026
Held at Welch Randall

Attending: Jason, Ryan, Alex and Emily Hahn, Jeremy Summers, Melanie, Brenda, Joanne, and Linda.

Meeting opened at 7:15PM and ended at 8:20PM

Business:

TOPIC	DETAILS	ACTION/APPROVAL
Meeting Mins from last meeting	Review and approve	Approved by Board
Marshall Resigned from Board through email	Board accepted Resignation	Board Approved
Signs – Towing signs, no trespassing signs	Tow company will post signs near entrances and a couple of no trespassing signs were ordered	Board approved
Curb painting for TRM parking spot	Painting a spot along the curb for TRM to park work truck	Board voted no, decided that it wasn't necessary
Asphalt repairs	Will access repairs during spring walk through with Brenda and get bids for repairs	Will revisit after spring walk through
Pool Key Access	Pool will be rekeyed for 2026 season; we will continue to use physical keys	Ryan will Re-key and make key copies
Management Contract Review	Brenda will approve work to be done for low-cost repairs as needed (Under \$500)	Board approved
Banking Change	HOA funds being moved to a higher interest account at first community bank	Brenda – In Progress
Voting Process	Board will possibly start using approval voting in order to streamline approval	Will revisit in March meeting

Towing	Loss Recovery will be our tow provider for 2026. They will hang signs on the property	Brenda will follow up with status
Finances	Reserve Study is due	Brenda will schedule
Landscaping	Bids will be collected and voted on at the Sept. 2026 meeting for the 2027 calendar year. Landscaping contracts MUST BE APPROVED BY MAJORITY VOTE. Contracts CANNOT and WILL NOT be signed by only 2 board members. All contracts signed without majority vote will be null and void!	Board approved – Bids will be collected by Brenda in the fall and presented at Sept. 2026 meeting for approval
Pool	Schedule pool with pool specialist in order to open pool for Memorial Day weekend	Board approved- Brenda will schedule
No Parking signs	No parking Signs near Joanne Oylers house will be replaced	Board approved – new signs will be ordered and installed
Spring Walk Through	Asphalt, house numbers, fencing, and other repairs will be documented and scheduled for repair	In Progress – Spring walk through date in March TBD, preferably before spring HOA meeting
Fence Along front of property	Bids will be collected and fence will be voted on after spring walk through repairs are reviewed	On hold for now
HOA Group Chat	HOA group chat will be used for emergent matters ONLY. Issues that cannot wait until the next meeting, questions from Brenda, and Invoice approval prompts.	Board approved

Next Meeting	March 10 th at 7PM	Board Approved date change. Will meet at Welch Randall
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Meeting adjourned at 8:15PM

Respectfully submitted,
Melanie