

# Meadowmont Property Owners Association

Board of Directors' Meeting

September 14, 2021

Minutes

**Call to Order:** The meeting was called to order at 6:30 pm by President Dave Gallagher, at the White Pines Park , Lion Grove Picnic Area.

## **Roll Call**

Dave Gallagher Sr.	President	Trees / BRC	Present
Michael Wever	Vice President	BRC/Signs/Junk	Present
Dick Brockett	Treasurer/Secretary		Present
Larry Sikma	Director	PRC 44291	Present
Director			Vacant
Director			Vacant
Director			Vacant

Quorum was attained.

Others in Attendance\_ Don Shinn, Association Manager  
Bill Nelson 246 Sultanna

**Open Forum / Homeowner's Concerns:** Mr. Nelson expressed his concerns about increased numbers of Vacation Rentals (STR) Short Term Rentals. Discussion followed. He left the meeting. Don to have Attorney Stein opine on adopting guideline for rentals in the By Laws and any new info he may have observed with other HOA's and SRE..

It was noted that the Kline's Fitness pool water is dark brown. Don was asked to send the owner a letter asking him to clean his pool. Kline's is not in MPOA.

**Approval of Prior Meeting Draft Minutes** Discussion followed. Don the amend Minutes with updated & corrected information on 2 Hearing held in August.

## **August Hearings Review**

3133 Fairway shed. Mail has been returned as we had the wrong address. Don to visited property and talked with owners. It was agreed to drop the matter as the owner agreed to pay their dues & paint the roof to resolve the complaint.

1869 HWY 4 All mail not accepted. Larry inspected the property and confirmed it has no PRC 4291 Fire safety violations. Commercial firewood for sale, no complaints, in a commercial area of HWY 4. No further action at this time.

Don to send revised Minutes to the Board.

**President's Report** .Dave noted that there appears to be homeless people camping behind Dollar Generat. Dave to provide address. No other complaints. Don to contact Code Compliance. Noted: stayinarnold.com rental advertising.

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**Treasurer's Report** Dick distributed the August monthly report which was reviewed. Discussion followed, Dick to see if he can scan documents for unit file storage with backup and delegate late notices with his Accounting Firm to reduce his workload. Dues reminder notices to be sent. Don to confirm with Attorney Stein if late fees can be levied each year for nonpayment of the annual assessment. Motion Larry to accept the report, second Mike motion carried.

## **Manager's Report**

Don updated the Board on his recent activities. He noted that he sent a vio letter for chicken coop at 2885 Black Oak Ct and stored trailer with debris on the roadway.

## **Committee Reports**

**BRC** Dave advised that he approved .

**TREES** Dave advised that he has approved tree removals for 1770/1790 Rawhide and 1961 Deer Run.

**Signs & Junk** Mike removed a sign on Country Club.

**PRC 4291** Larry had no report of new activity.

**EPPOC** Meetings still being held via Zoom. Recent Minutes were sent to the Board and they are now posted on **eppoc.org**. MPOA website has posted this info.

**Old Business**. None

**New Business**: None

**Adjournment**: Dave adjourned the meeting at 7:34pm . The next Meeting will be on Tuesday 10/12 at 7pm; Don to confirm that Chappel in the Pines cabin 1 is available for us to use for winter months.

Draft Minutes respectfully submitted by:  
Don Shinn Association MGR