

Meadows at St Johns

Official Board of Directors Meeting Minutes
Remote Call/Dial In
April 14, 2021

- **Determination of a Quorum**

- A quorum was announced by the President Peggy Hutchison, in attendance were Treasure Debra Gould, Michelle Brady, Gary Thompson of G.L. Thompson Association Management.
- Owner in attendant: Charlie Rankin.

- **Call to Order**

President, Peggy Hutchison called the meeting to order at the date and location noted above.

- **Approval of past Meeting Minutes**

Debra Gould made a motion to approve the minutes from previous meeting Seconded by Michelle Brady. **Motion Passed**

- **Financial Report**

Cash:

Operating Checking 93,944.99

Reserves 153,510.74

Total 247,455.73

Receivables: 58,021.20

TOTAL ASSETS: 306,476.93

Payables 549.89

Total Fund Balances 305,927.04

- **Officer Report**

- Peggy Hutchison discussed the Brightview proposal(s), and the walk around done with Brightview. Peggy approved the quote on adding the bushes near entrance.
- Street Signs (Eric) - There was a discussion on adding street signs at the ponds, stating NO swimming, NO fishing, etc.. Peggy asked Eric to do more research and bring back to the board.
- Street signs repair/cleaning (Gary) - After reviewing the proposal from Island Renovation, there was a discussion, this subject was tabled. Get in touch with contractor to see if he can replace one sign at front entrance.

- **New Business**

- Charlie Rankin (owner) Pet waist station - Charlie presented adding station around the property. After discussion, the Board asked Charlie to do more research into this mater.
- Management was asked to send out letters to owner that has not paid their annual assessment.
- Board meeting dates discussion - Peggy asked the other two board members if the meetings can be every other month. Michelle Brady suggested keeping meeting month to month.

- **Committee Report**

- Special Review Committee - Eric present receiving next week report from Kimberly. We are now at the point of sending owners to the Special Review Committee. Charlie Rankin was welcomed to Special Review Committee.
- ARC Committee - David was not present. Peggy received the minutes from the committee and all requests were approved.

- **Other Business to come for the Board -**

- Discussion on a Blood Drive

- **Adjournment at 7:40 p.m.**