

**Meadow Creek Subdivision**  
**Board Meeting – August 11, 2016**  
**4382 Kelso Drive @ 7:00 PM**  
Meeting Minutes

The meeting was called to order at 7:03 PM by Secretary Ayanna Davis.

Directors in attendance were: Ayanna Davis, Ryan Bruce & Caralynn Vaughn.

Absent was Mike Howard

Visitor in attendance was Mary Houck

Ayanna made a motion to add Mary Houck to the board. Seconded by Ryan. Approved.

Minutes from the April 11, 2016 meeting were reviewed and unanimously approved after a motion from Mary that was seconded by Caralynn.

Financial information presented by Greg Domingue:

- Two accounts in collection, and an additional one in collections being paid against a plan.
- One account into foreclosure within a month.
- One account has foreclosure hearing coming soon.
- One account (1121020) brought to vote on collection. Residents have refused to accept certified letters, so the motion is to send to attorneys to start collections. Ryan made the motion and Caralynn seconded it. All in favor.

Unfinished business:

- Declaration amendments: Board members should be ready to discuss at the next board meeting. **Ayanna to send copies of her notes to all the board members for a later discussion.**
- Carp in the pond: Carolina Pondscape recommend that we place 5 carp in the pond in the Fall.
- Dog park: Insurance would exclude liability for the dog park, so we'd need to get additional insurance on the open market, running at least \$1000/year. **Caralynn will get information on the cost of building it.**
- Bridge repair: work done on boards; bridge foundation is good; need to add rip-rap (large rocks/stones) up along both sides of the support post that contact the stream to help with erosion. **Greg will get an estimate for the work.**
- Fall BBQ: Date is Saturday, October 8 in the commons area from noon-4pm. **Greg will check the picnic tables and our inventory of paper products;** we would need to decide how to get a porta-a-potty to the area. Ask residents to bring gloves, balls, bats for a pickup game of softball.
  - **Ayanna to send a note to the Facebook group asking for volunteers to help work the BBQ.**
  - **Mary will create a list of things we need to do for preparations and send to Board members.**

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New business:

- Welcome letter: **Mary will send a copy of our current welcome letter to all the board members for edit suggestions.**
- Mary suggested that we mow further away from the path. Ryan seconded, and the motion passed. **Mary will call Andy to get it done.**
- **Greg will check with the church for the annual meeting on Thursday, November 10<sup>th</sup>**
- Above-ground pools are restricted in the neighborhood in the covenant. Some reasons include drainage issues, safety as well as aesthetics. The HoA will send letter to homeowners when informed of its existence. We may work on a resolution to provide parameters to add it to the covenants.
- Tractor trailers are parking in the driveways in the neighborhood. It is not allowed, and residents will be notified.

The next meeting will be held a budget meeting on Monday, September 19, 2016 at 7PM at Mary's house at 4527 Fairport Court.

With no further business to discuss, Ayanna made a motion to adjourn the meeting. It was seconded by Mary. All were in favor; the meeting adjourned at 8:18PM.

Submitted by Ayanna Davis, Board Secretary