Summary-Meadows Residents Meeting: 6-9-22

Agenda

1. *MSC Membership Changes*
   Jill Tourtellot will replace Lynn Caputo on the MSC. We thank Lynn for all of her many contributions to the Meadows community. Jill will continue to be responsible for Landscaping as her primary MSC responsibility. Bob LeBoeuf and Jack Sale will continue on as the other two MSC members and be responsible for Building Maintenance. Greg Blanc will continue to have responsibility for electrical, irrigation, hardscape/drainage maintenance and carpentry consulting as an ad hoc MSC member.

2. *Landscape Project Updates (see attached updates).*

3. *Maintenance Project Updates (see attached updates).*

4. *Building Components/Deck Railing Interim Painting Needs*
   Townhomes are on a 10 year painting cycle. However, due to environmental conditions (e.g., intense UV), garage doors (#48, #50), attic vents (#36, #38, #40, #42) and delaminated dormer siding shakes (#28, #42, #50) needed to be repainted. This work has now been completed. Future interim painting needs will be assessed on an ongoing basis by the MSC to ensure protection of the surface and maintain acceptable appearance of our buildings.

5. *Maintenance/Repair responsibility for 'services' (e.g., electrical, water, gas, sewage) coming into and leaving townhomes*
   Townhome owners were reminded that they (for water, sewage) or the utility company (for electrical, gas) are responsible for 'services' coming into and leaving townhomes. The HOA grants townhome owners and utility companies an easement for these services to pass through HOA-owned property.

6. *Other Topics/Discussion*
   Townhome owners were reminded to have their Certificate of Homeowners Insurance (COI) sent to the HOA (to Tom Hofmann or the VP P.O. Box) as required by the Village Park Declaration. Subsequently, a reminder email with requested policy language was sent to Meadows residents following the meeting.

7. *Adjourn to Happy Hour!*