

February 27, 2018

2017 Meadowland POA Meeting

Guest: Kenneth Lachney (Bridges Realty Red Door Property Management)

Meeting Called to Order @ 6:15 PM

Agenda:

1. Meadowlands Financials:

A. Total POA Dues Collected:

Meadowlands POA Dues collected in calendar year 2017 was \$7,700.

B. Total Operating Expenses:

Meadowlands POA operating expenses in calendar year 2017 was \$7,177.78.

C. Net Operating Income:

Meadowlands Net Operating Income \$522.22.

2. Past Due Properties/Liens:

Meadowlands POA delinquency report revealed \$17,000 owed in past dues YTD. This amount reflect properties past due in previous & current year. Bridges Realty will begin filing liens on properties past due 2 years or more.

3. Parking:

A. Residents or visitors have been identified parking on the property lawns and common areas of Meadowlands. Bridges Realty will post "No Parking" signs on the common areas of Meadowlands. Once the signs are posted, violators who choose to disregard the signs will be towed at vehicle owner's expense. Property Owners should advise their tenants not to park on the lawns, especially on the common area lawns.

B. Request "No Parking" signs and "Yellow Street Lines" with the City of Fayetteville for Meadowlands Drive.

4. Maintenance Request:

Meadowland Property Owners are encouraged to use the Meadowlands website, [www.MeadowlandsPOA.com](http://www.MeadowlandsPOA.com), to report violations of the POA Covenants and maintenance request. In 2017, reporting showed a total of 54 works orders submitted (33 completed, 20 pending/new, and 1 canceled).

#### Open Forum:

- 1) Members requested communication regarding future meetings be sent via USPO (United State Post Office) due to invalid email addresses. Bridges Realty will send out communication requesting contact information; including email addresses for all owners to ensure records are updated. Notification via email is the preferred method of communication.
- 2) POA Covenants calls for a minimum of three (3) trees, which are a minimum of 3-4 inches in diameter be planted on the front of each lot and maintained by the lot owner. The board acknowledges due to the size of some lots, 3 trees may be a bit much and consume the property. The board has approved reducing the number of trees planted to a minimum of two (2). Bridges Realty will be notifying owners not in compliance to plant trees.
- 3) Kenneth Lachney discussed his role with Bridges Realty and the role of Bridges Realty with Meadowlands. He encouraged members to use the website to report violations of the POA Covenants, [www.MeadowlandsPOA.com](http://www.MeadowlandsPOA.com). Bridges Realty will work with property owners and/or the City of Fayetteville to correct the violation. Members should keep in mind Bridges Realty may not be able to correct all issues. Some issues will fall under the jurisdiction of the City of Fayetteville. Bridges Realty will do a better job of noting the outcome or status of maintenance requests to the members via the website.

Meeting adjourn @ 7:30 PM