

MCHOA Board Meeting

Meeting Minutes

05 June 2024, 6:30 pm

1. Call Meeting to Order (Adam)
 - a. Meeting called to order at 6:30 pm
 - b. Board Members in attendance
 - i. Adam Martelon, President
 - ii. Peter Flores, Vice President
 - iii. Maria Rivera, Treasurer & Secretary
 - iv. Tim Wallace, Member at Large
 - c. Homeowners in attendance
 - i. Linda Cutting
2. Community update since last HOA meeting on 08 May 2024 (Adam)
 - a. The wall on Lake Washington was slightly damaged in the tree cutting process and a homeowner asked if he could make the repair so thank you to Mr. McAfee for taking that on.
3. Financial Update (Maria)
 - a. May Financial update provided by Maria.
 - i. Financial report can be seen on the Zoom recording but standard utilities and lawn care were the only expenses.
 - b. 171/180 annual assessments collected at the time of meeting.
4. Pond Update (Adam)
 - a. Pond was serviced by Cross Creek on the 29th of May and some of the algae has cleared up and the HOA is still working on holding Cross Creek accountable for their services and the state of the pond. Also looking into alternatives like Grass Carp to supplement what Cross Creek provides.
5. Entrance Irrigation Update (Adam & Maria)
 - a. Called a multitude of companies to come out and take a look at the system but no one wants to work on reclaimed water or were going to charge upwards of \$90 just to give us a quote/inspection.
 - b. Brevard Sprinkler Repair provided a quote of \$933.84 to fix/replace the timers and get the entire system up and running at both entrances and are planning on moving forward to get the entrances repaired. Appointment for the fix is 28 June 2024.
6. ACC Community Board Updates & Changes (Peter)
 - a. Nothing pending, all ACC requests have been reviewed and returned to homeowners.
 - b. Additional Projects (in progress): Signage at the corners for parking and visibility, approaching homeowners about cleaning up the exterior of their houses and yards.

- 7. External Community Fence (Adam)
 - a. HOA is planning to shore up the exterior fence planks and replace some of the more damaged wood planks. 100 boards have been identified that probably need to be replaced.
- 8. HOA Meeting for July moved to 10 July 2024 due to the 4th of July Holiday (All)
- 9. Meeting Minutes approved from the 08 May 2024 meeting. (Tim approve, seconded by Maria)
- 10. Q&A/Community Concerns (Adam)
 - a. None
- 11. Meeting adjourned at 6:53 pm (Adam)
 - a. Adam & Maria motion to adjourn the meeting, Tim & Peter second, all approved.

Brevard Sprinkler Quote from 14 May 2024 (final cost may change):

Item	Rate (excl. tax)	Quantity	Total
Meadow Cove HOA - Southside -- New timer -- Once timer is installed, then we can diagnose and see if there's anything else going on with that area.	\$319.42	1	\$319.42
Meadow Cove HOA - Lake Washington - East side -- New timer timer -- Possible valve locate (won't know until timer is replaced) \$95/hour Lake Washington West Side possible valve replacement would not open manually will need Diagnostics on that quoted for timers \$319.42	\$414.42	1	\$414.42
Meadow Cove HOA - West Side - Lake Washington - Possible 1-in valve replacement; valve would not open manually	\$200.00	1	\$200.00
	Subtotal		\$933.84
	Total		\$933.84

[Zoom Recording](#)

<https://us06web.zoom.us/rec/share/augHGhdYMUlWrvoyO6TY69DCfc2JuAoey5R6y8A86pZh8BA16aSdFZJE9GJTAYED.-zCR9u8lt9zQgupo>
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