

**NOTICE  
BOARD OF DIRECTORS  
ZOOM MEETING  
MEADOW RUN HOMEOWNER'S ASSOCIATION, INC.  
THURSDAY, NOVEMBER 19, 2020  
At the Office of Keys-Caldwell, Inc.  
6:00 P. M.  
AGENDA**

1. Call to Order.
2. Proof of Notice of Meeting and Establish Quorum.
3. Reading and Approval of Minutes of Last Board Meeting: September 24, 2020.
4. Resignations and Appointments.
5. Reports of Officers.
  - a. President.
  - b. Vice President.
  - c. Treasurer.
    1. Aging and Collections.
  - d. Secretary.
6. Committee reports.
  - a. Lakes.
  - b. ARC Requests.
  - c. Master Association Report.
  - d. Compliance.
7. Unfinished Business.
  - a. Closure of Bike/Walking Path.
8. Original Resolutions and New Business.
  - a. Mailing of 2021 Budget.
  - b. Association Updates.
9. Owner Comments.
10. Adjournment. Next Meeting Date: December 17, 2020.

MINUTES OF THE ZOOM MEETING  
BOARD OF DIRECTORS  
MEADOW RUN HOMEOWNER'S ASSOCIATION, INC.  
THURSDAY, NOVEMBER 19, 2020  
6:00 P. M.

Present: Pat Abde, (Via Zoom), President, Jaye Abde, (Via Zoom), Vice President, Eileen Chaladoff, (Via Zoom), Secretary, and Vicki Adkins, (Via Zoom), Treasurer. (Via Zoom), Directors, Jim Kraut for Management, and Owners in the Zoom audience. Absent: John Reisinger, Glen Siwarski, and Glenn Swindler, Directors.

The Zoom meeting was called to order by the President, Pat Abde, at 6:32 P. M. at Keys-Caldwell, Inc. a quorum being present. Proof of Notice of Meeting was given, with Notice mailed to all owners at least 14 days in advance, with Agenda posted at least 48 hours in advance. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Review Meeting Decorum: The President stated that this is a Board meeting but that all owners have the right to participate in the meeting and speak after raising their hand and being recognized by the Chair.

Reading and Approval of the Previous Minutes: MOTION was made by Jaye Abde and seconded by Pat Abde to approve the minutes of the Board meeting of September 24, 2020, as corrected.

MOTION PASSED.

Resignations and Appointments: None.

Reports of Officers.

- a. President - Pat Abde: Deferred.
- b. Vice President - Jaye Abde: The old landscape has been removed and the sign has been washed, cleaned and painted. More plantings are needed. Management will provide some donated plants.
- c. Treasurer - Vickie Adkins: 1). The year-to-date numbers look good. 2). Management will follow up with delinquent accounts and make sure that all late fees and interest is being charged.
- d. Secretary – Eileen Chaladoff: A list of 70 owners has been created for donations to Angel Tree, families and food drives.

Committee Reports.

- a. Lakes - Pat Abde: A section of the Meadow Run path is scheduled to be paved.
- b. ARC Requests: None.
- c. Master Association Report – Doug Abde: 1). The parking area has been seal coated. 2). Pool hours have been changed. 3). The Community mailbox has been cleaned and painted.
- d. Compliance: Letters were sent to specific owners about maintaining a “No Mow” zone along the lakes.

Unfinished Business.

- a. Closure of Bike/Walking Path: Covered.

New Business.

- a. 2021 Budget: MOTION was made by Pat Abde and seconded by Jaye Abde to mail the proposed 2021 budget to all owners to be voted on by the Board at the December 17, 2020 Board of Directors meeting.

MOTION PASSED.

- b. Association Updates: The road resealing went well. The roads will probably need to be repaved in five years.

Owners Comments: None.

MOTION was made by Vicki Adkins and seconded by Eileen Chaladoff that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 6:32 P. M. The next meeting of the Board will be held on December 17, 2020, via Zoom, at 6:00 P. M., at the office of Keys-Caldwell.

Respectfully submitted,



James S. Kraut,  
For the Secretary