

Meadowbrook Lakes View Phase IV

March 5th 2025 Meeting – 6:30pm

1. Call Meeting to order
2. Review last meeting minutes if they are available.
3. New Business
 - Building "E" elevator
 - The part has been located and is being shipped two-day air
 - The part should arrive on Monday or Tuesday
 - Installation next week.
 - Sunrise will be producing a flyer with this information for the residents of building "E"
 - I have volunteered to walk the building and deliver the flyer to each of the units and place a copy on the elevator doors on each floor.
 - Budget
 - We need to agree on the budget and schedule a meeting with all owners hopefully the week of March 17th.
 - We have seen a concerning trend where several owners are not paying their quarterly fees.
 - It appears at first glance that it is over \$200,000 just in 2024.
 - As we suspected we are required to fully fund the reserves in 2025 since a budget was not submitted by the required date it was due.
 - Thank you, John M. for confirming this information at the training session you attended.
 - Committees
 - I would like to explore with all of you the possibility of establishing 3 committees initially.
 - Finance committee
 - Review budget
 - Address short fall in quarterly owner fees
 - Review and update the reserve studies if needed.
 - Fountain Committee
 - What needs to happen to get the fountains in the water ASAP!
 - Can we repair what we have?
 - Do we need new?
 - What needs to happen to ensure we don't get into this situation in the future?
 - What is the cost for each option?

- Building Painting Committee
 - Do we have at least 3 bids
 - If not, how many more do we need?
 - If we have bids, are they current or do they need to be updated?
- Self-Management vs Management Company
 - This is the elephant in the room and we as a group need to determine what we would like to do in 2025 under our watch.
- Setting the tone for the MLV Community
 - As we all know there are a lot of strong feelings in the community about several different topics and individuals.
 - My belief is that we need to set the example and help promote harmony and the spirit of cooperation.
 - Are we not going to agree on everything.
 - But we can promote a spirit of cooperation and respect that sets an example for everyone who lives in MLV Phase IV.
 - This is accomplished by the way we work with each other, our actions, and our results.
 - We do not need to be drinking buddies but we can establish common ground where we can respect each other and achieve results.
 - The home owners are counting on us to deliver results.
- Monthly meetings.
 - I would like to establish monthly meeting dates now through the end of February 2026.
 - It is my belief that we need to establish consistency in our sharing of information that would help achieve transparency.
 - I have attached some proposed dates for 2025/26.
 - We are only going to be successful if we work together with the best intentions for the MLV Phase IV community.
- Next Meeting
 - Thursday March 20th, 2025
 - Primary Topic will be the budget.

Jay Dahlke is inviting you to a scheduled Zoom meeting.

Topic: Meadowbrook Lakes View Meeting

Time: Mar 5, 2025 06:30 PM Eastern Time (US and Canada)

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